

BOMA YANGU



News

A PUBLICATION OF THE STATE DEPARTMENT FOR HOUSING AND URBAN DEVELOPMENT FOR THE AFFORDABLE HOUSING PROGRAMME STAKEHOLDERS

Issue 5 October - December 2025

How Milcah and Josephat Found Seeds of Hope Through the Affordable Housing Programme



“ The Affordable Housing programme has been transformative, creating more than 500,000 job opportunities through 262,913 units currently under construction

Milcah Kaheli

In April 2025, Milcah Kaheli was walking to a nearby shop in Elburgon to purchase groceries after receiving Ksh 250 from her laundry work. Along the way, she heard two middle-aged women discussing the ongoing construction of the Elburgon Affordable Housing project in the area. They mentioned her bosom friend's name saying Ms Mary Gachoki had visited the site and was hired as a casual worker.

Ms Kaheli contacted Ms Gachoki to enquire of any opportunities available saying she was eager to find work that would give her a meaningful wage. The next day, she accompanied Ms Gachoki to her new workplace and was excited when she was offered a job as a contract worker.

Before taking up the position at the AHP site located near St Clare's Secondary School, 400 metres from Molo Technical and Vocational College. Ms Kaheli relied on wellwishers for casual jobs whose earnings she spent on supporting her elderly and sickly mother.

Over the past year, she has transitioned to become a security officer which has enabled her to earn more money that she has invested part of it in lifting her mother's grocery business as well as provide for her siblings.

Ms Kaheli says despite the scepticism, the project has been a game changer for her and her family as it has transformed the lives of many individuals in the region as well as providing decent housing units for locals.

“My child now attends school regularly unlike before when I had to struggle to pay fees. My mother's health has also improved and she is able to run her business fully without relying on me for handouts. I am also able to travel to new places to greet my relatives ,” she said.

Josephat Danjeru

On the other hand, Josephat Danjeru, a foreman at the Ruiru Affordable Housing project, started as an intern. He later went to the Technical University of Mombasa, where he completed a diploma in Building and Civil Engineering.

Upon return to the project for his internship, his supervisors were impressed with his skills and promoted him to become a foreman. He now manages the project, earns a higher income that he uses to support his parents. He also plans to return to school to pursue a degree in Building Technology and eventually a Masters degree.

“I really do not want to stop here. This programme has enabled me to cater for my needs and support my parents. I am grateful as I save for my university fees, having just completed my diploma, and I hope to go back to complete my degree at the Technical University of Mombasa,” said Josephat.

The Affordable Housing programme has been transformative, creating more than 500,000 job opportunities across all 47 counties in Kenya. The government with its stakeholders have committed to delivering 1 million housing units in a bid to provide dignified shelter to Kenyans across all income levels.

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From Work to Mastery: AHP Sites Offer Casual Workers a Skills Building Platform



Ms. Theresa Wasike, the Acting Director General, NITA engages with graduates from the Recognition of Prior Learning, during the Keys Handover in Machakos.

“

This Programme demonstrates the government’s commitment through the Affordable Housing Programme of empowering our youth and giving recognition to those who have worked hard to gain practical skills.”

Young men and women taking up jobs within the Affordable Housing Programme sites continue to benefit from training opportunities that have seen them certified as artisans. This not only improves their employability, increases their earnings but also sees them receive artisan certificates from the National Industrial Training Authority (NITA).

To emphasise on the importance of industrial training, President William Ruto says the youth are rewriting their success story by learning new technical skills that enables them to seek employment across the world as professionals.

Many of the artisans who started as unskilled workers at AHP sites where they learn different trades that enable them to receive recognition for their commitment to continuous learning and their self-driven initiative to apply for NITA’s Recognition of Prior Learning Program (RPL).

PLP, a partnership between AHP, county governments and the State Department of Housing and Urban Development (SDHUD) allows the youth to gain formal recognition for skills acquired through hands-on work that enable them to take up new roles as welders, carpenters,

joiners, plumbers, electricians, masons, and painters.

“This Programme demonstrates the government’s commitment through the Affordable Housing Programme of empowering our youth and giving recognition to those who have worked hard to gain practical skills,” President Ruto noted during his visit to Machakos AHP Project where he handed over 176 keys.

Jane Kamau, Director at NITA added on to say “The programme is very learner-centred because it assesses participants while they are on site working. The youth get a chance to earn a living and at the same time get an opportunity to upskill,” she explains.

Ms Kamau says that NITA coordinates with the site foremen to identify interested candidates, assess their competencies and proceed to certify them once they exhibit the right practical skills for their chosen trade. This enables the certified tradesmen to take up higher roles within AHP when the opportunity arises.

“We launched this programme in March 2024, after which we developed the standards and a curriculum, then partnered with AHP for imple-



President William Ruto hands a Recognition of Prior Learning certificate to an artisan, in Machakos

mentation. Our officers have direct links to foremen and that has encouraged young men and women to take up new roles that expose them to learning opportunities,” Added on Ms Theresa Wasike, Acting Director General at NITA.

For Dorcas Kamene, the programme helped her switch from being an unskilled worker into a certified skilled steel fixer. She now reads engineering blueprints to cut, bend, and install steel reinforcement bars (rebar) and mesh for concrete structures at the site. She and her teammates secure these components using wire, pliers, or welding to ensure structural integrity.

“I started as someone with no formal skills, but I was eager to learn. I kept at it and now it has borne fruit,” Ms Kamene recalls, adding, “On site, I could practice what I was taught immediately, and when NITA came to assess me, I passed the tests and I was ready for a new assignment,” she added.

As construction begins in any Boma Yangu site, NITA and AHP work closely with artisans to identify candidates for assessment, track their skill acquisition, and provide necessary support as they navigate the certification process. Over time, workers like Kamene transition from unskilled labourers to certified professionals.

“I am not just learning; I am providing for my children, and I can see a clear path for further growth. I am proud to have my skills recognized officially.” Said Ms Kamene.

Editorial Team

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Rising from the Lakeside: Affordable Housing Revives Local Economies



Ongoing construction works at a project site

In Kisumu and Homa Bay counties, the skyline is changing, but not just because of new buildings. Alongside the construction of affordable homes under Kenya's Affordable Housing Programme (AHP), a quieter transformation is taking place, that is reshaping livelihoods and energizing the local economy.

Small-scale artisans, transporters, hardware suppliers, and youth labourers, are getting stability and opportunities from these projects. Jua kali artisans in Nyanza have navigated unpredictable work cycles especially with sporadic construction contracts meant that workshops sometimes sat idle for months, cash flow was irregular and hiring extra hands was a risk few could afford. That changed when the AHP launched major projects in Kisumu and Homa Bay, generating continuous demand for local skills and materials.

John Otieno, a metal fabricator in Kisumu, has seen his fortunes shift dramatically. His workshop, tucked along a busy lane near an AHP estate, is alive with activity. "Before these projects, work came and went. I might get a small job once in a while, but now, we have steady orders for window grills, gates, and metal frames. I can plan ahead, hire extra help, and even invest in better equipment," he says. John's experience mirrors that of many local suppliers.

Peter Ouma, a hardware shop owner in

Homa Bay, reports a significant uptick in demand. "The contractors for the AHP estates buy in bulk. Cement, timber, plumbing materials which gives a predictable stream of orders every month. This consistency allows us to restock efficiently and even expand our shop to meet growing demand," he notes.

Transporters have also benefited. Grace Achieng, who operates a small fleet of lorries ferrying construction materials, says AHP sites guarantee daily work, reducing idle days that were once a common challenge. "Before, I would wait weeks for a big client. Now, my trucks are moving almost every day. It's not

“

The benefits extend far beyond construction sites to transportation, retail and youth employment.”

just income; it's a reliable income that helps my family plan and invest," she explains.

Youth labourers form another critical part of this ecosystem. Many young men and women in Kisumu and Homa Bay, previously struggling with inconsistent work, are now finding steady employment on construction sites.

From masonry and painting to site maintenance, the projects offer skills development alongside wages, increasing their employability in the broader construction sector.

Economists note that these micro-level impacts collectively strengthen the local economy. When local artisans and suppliers have consistent cash flow, they spend more in local markets, hire additional workers, and sometimes invest in new businesses. "Affordable housing projects don't just provide homes; they create economic ripples across multiple sectors," explains Dr. Esther Nyang'ori, an urban development expert based in Kisumu. "The benefits extend far beyond construction sites to transportation, retail, and youth employment."

In addition to economic growth, the projects are fostering resilience and financial stability. Small businesses, which previously relied on unpredictable contracts, now have the confidence to plan ahead, expand their operations, and even access credit more easily.

For Nyanza residents, the Affordable Housing Programme is building more than homes. It is building livelihoods, skills, and financial stability, proving that structured, large-scale investment in housing can transform local economies from the ground up. From the hum of metal workshops to the constant flow of delivery trucks, the region's small enterprises are rising.

How MSMEs Are Powering Affordable Housing Supply Chains in the Coastal Region



Boma yangu Mokowe Project

Kenya's coastal region is seeing affordable housing projects spark new economic life for local businesses. The government reserves parts of each housing contract for micro and small enterprises, channelling real work to community workshops and vendors. Planners have ring-fenced KSh 4.4 billion for small suppliers in the housing programme, ensuring carpenters and metal workers can earn handsome returns from executing contracts for AHP.

Fabrication orders, for entire projects within every site, goes to SMEs within that area. One Jua Kali cooperative, Soweto Highrise Fabricators and Woodworkers Association, won a KSh 720 million contract for doors, balustrades and windows. 650 direct construction jobs for Mombasa have been taken up by youth and women now working at the Nyali Affordable Housing site alone, and hundreds more local workers are busy at new AHP estates in Kilifi and Kwale counties.

Colin Ngige, the MSME Inclusion Lead at the State Department for Housing and Urban Development, says, "What we are seeing is real transformation at the community level. Artisans who once worked informally from woodwork to metal fabrication are now supplying large projects, receiving formal payments, gaining certification, and in some cases even becoming homeowners themselves through the programme."

Local entrepreneurs plug into housing boom

To participate in these contracts, small and Medium enterprises in carpentry and welding

shops submit formal bids. Each approved job comes with an official purchase order (LPO) that enables them to secure bank financing. The LPO also enables suppliers to trust the SMEs by giving them building materials on credit as they know they will be paid.

The once-informal workshops are becoming bona fide suppliers and industrial scale manufacturing units for various items needed in the housing supply chain.

Building skills and recognition

Local women-led enterprises are finding new markets in the building boom. Roadside food vendors, caterers and corner shops now have regular customers, thanks to construction crews, allowing them to hire more staff and expand.

At the same time, on-site training programs are formally certifying builders' skills. Over 213 local artisans (carpenters, masons, electricians, etc.) have earned "Recognition of Prior Learning" certificates through AHP training, turning years of informal experience into recognised credentials.

These programs build artisans' confidence and help them access larger contracts or bank loans. The government is even aiming to raise women's share of construction work, pushing female participation toward 30% (up from about 20% now), reflecting a broader push for inclusive opportunity. In every case, small entrepreneurs see increased visibility, timely payments and technical support as part of the programme.

Coastal communities benefit

Similar approaches are unfolding across coastal counties. The new Matuga 195 unit estate, Diani Whitehouse having 152 units, modern markets, and Mabokoni, which is planned to be a mini city with 2,000 units, have all set aside dozens of supply items aside for local craftspeople. In these projects, over 200 regional artisans have been contracted to fabricate critical components like door frames, window sills and cabinetry.

The housing schemes also include community amenities, including schools, markets and clinics, that are likewise built and stocked by local businesses. As one Kwale jua kali leader, Philemon Mwaita, put it, "The fact that they have called us for a meeting on matters of inclusivity means the government cares and is ready to work with everyone," he added. "Being invited into the programme means the government cares and is ready to work with everyone".

The bottom line is that affordable housing is more than bricks and mortar; it's a livelihood revolution for coastal towns. By tying each project to local MSMEs, the programme formalises the informal economy. Informal carpenters and welders get recognised certificates and contracts; women micro-entrepreneurs win steady catering and supply orders; and all gain timely payments backed by government funding.

In Mombasa, Kilifi and Kwale alike, the housing drive is building not just homes but new economic ecosystems, turning once-precarious informal work into formal, dignified jobs that uplift families and communities.

Redefining Inclusivity and unlocking the potential of Northern Kenya through the Housing Programme

Northern Kenya's arid counties such as Garissa, Wajir, Mandera, and Marsabit have long been left behind compared to the rest of the country.

Decades of neglect left the region with severe poverty and poor infrastructure. For example, a recent World Bank report noted poverty levels of about 70% in the north-east, with only 7% of homes on the grid and 45% with safe water. As local leaders note, even basic housing was scarce: many communities lacked formal and reliable housing.

Against this backdrop, the government's Affordable Housing Programme reaffirms the government's commitment to unlocking the potential of Northern Kenya through transformative development projects, with the ongoing Isiolo Township Affordable Housing Project standing out as a flagship example of progress and opportunity.

The Isiolo Township AHP will comprise of 300 modern units with studios, one, two and three bedroom units. As Interior PS Raymond Omollo noted, "the Isiolo Township

Affordable Housing Project is transforming the town's skyline and improving the quality of life for local residents".

Similarly, in Garissa, a Sh1.03 billion programme (Masalani Estate) is building 408 homes with its progress at 40% and ongoing. In Wajir, officials report that the Wajir Township AHP is in its final stages soon delivering modern homes that will formalize the town's settlement and raise living standards for its residents.

Crucially, the new projects integrate local contractors, youth labor and Jua Kali suppliers. Sensitization forums have trained Garissa craftsmen in masonry, welding, carpentry and other skills needed on-site. In practice, this means many youths in Garissa, Wajir and Isiolo are finding steady work supplying concrete, metal and wood components to the sites. One carpenter from Garissa told reporters that for the first time he has consistent orders for doors and window frames, a welcome "steady work stream" after years of uncertainty channelling resources into the region's economy.

Inclusivity also seeks to extend to accessibility for all with Kenya's updated building code mandates that multi-storey buildings should include features for people with disabilities, such as ramps at entrances, lifts to reach every floor, special toilets, as well as reserved parking for disabled persons.

The AHP projects comply with these standards, with blocks having ramped entries and elevators so wheelchair users can access each level. Toilets are built with grab bars, and parking spots near entrances are set aside for persons with disabilities. These design elements ensure that beneficiaries with mobility challenges can live independently and safely in the new communities.

By reaching into historically marginalised towns and bringing modern housing along with jobs and universal design, Kenya's Affordable Housing Programme is helping rewrite the development story of North Eastern Kenya. It not only brings dignified homes to thousands of families, but it also incorporates the region firmly into the national economy.



Wajir Township Affordable Housing Project

Building a Legacy of Kenyan Homeownership



President William Ruto assenting to the Affordable Housing Bill

To a formal employee, their earnings are pinched monthly to fund public housing through the Affordable Housing Levy (AHL). This is a mandatory 1.5 percent deduction that is matched by the employer.

AHL isn't just a tax but a national equity fund that ensures the government has the liquidity to de-risk projects previously found too expensive, turning a cost into a contribution toward national dignity.

"The levy is the sound of a key turning in a lock, the security of a roof that belongs to you, and the beginning of a story that your children will inherit. It is the bridge that carries a family from the uncertainty of renting to the solid ground of a home they can finally call their own," explains Mr. Charles Hinga, Principal Secretary, State Department for Housing and Urban Development (SD-HUD).

A Constitutional Mandate: Article 43(1)(b)

Article 43(1)(b) of Kenya's Constitution guarantees every person the right to accessible and adequate housing. Through the Affordable Housing Act 2024, the State is progressive-

ly fulfilling this right, ensuring that adequate housing is no longer a luxury, but a reality for all citizens.

The Housing Blueprint:

How it Works

The Affordable Housing Act formalised the fund and created a clear classification system to ensure no Kenyan is left behind:

- **Social Housing:** For low-income earners (up to KES 19,999/month), with interest rates as low as 3%.
- **Affordable Housing:** For middle-income earners (KES 20,000–149,000/month), at a 6% interest rate.
- **Market-rate Housing:** For earners above KES 150,000/month, at a nine percent interest rate.

The Turnkey Path to Ownership

The most transformative element of this blueprint is the Tenant Purchase Scheme (TPS). This "Rent-to-Own" model removes the traditional barriers to entry:

Low Entry Barrier: The deposit requirement has been lowered to five percent, making

the dream reachable for Mama Mboga and young professionals alike.

Affordable Repayments: Monthly payments can start as low as KES 3,900 for social units.

Reducing Balance: Interest is charged only on what you still owe, meaning your financial burden gets lighter every year as you move closer to owning the title deed.

Your Journey to a Legacy

The transition to homeownership is a partnership between individual contribution and the government that journey starts at the Boma Yangu portal (www.bomayangu.go.ke). Every prospective owner registers, saves, and selects their preferred unit—whether it's a studio in Nairobi or a family home in the heart of a growing county.

How to Build Your Legacy: A Step-by-Step Guide to Boma Yangu

The journey from the monthly levy to owning your own home is managed through the Boma Yangu portal. Whether you are in the formal or informal sector, the process is designed to be accessible and transparent.

Nations Flock to Kenya to Learn from Affordable Housing Success



President William Ruto and Canadian Prime Minister Mark Carney, ahead of their meeting in New York City, are attending the United Nations General Assembly

Kenya's conviction to provide adequate housing is attracting foreign government delegations keen on learning how to replicate the Affordable Housing Programme (AHP) model in their countries. Tanzania, Uganda, Ghana, India and Pakistan sent in delegations to learn on how the same was deployed and lauded AHP as a leading initiative that they vowed to emulate in implementing similar projects in their countries through shared innovation and policy alignment. For Saudi Arabia and Malaysia delegations that included company representatives, their hope is to partner with Kenya on planned future deployment of new mass housing projects.

Last year, AHP received world acclaim during the inaugural high-level Roundtable of Global Champions on adequate and affordable housing, where President William Ruto was named the Global Champion of Adequate Housing.

As at December 2025, Kenya had invested in construction of 214,000 units in 47 counties. This has unlocked opportunities across the construction value chain as demand for building materials continues to rise.

At the processing level, the homegrown housing activity has placed massive orders for cement and steel products while small and medium Jua kali enterprises within the counties have been contracted to build balustrades, fabricated metal doors and windows. Furniture makers have also been roped in to furnish the social housing units meant to set new dignified lifestyles for former slum dwellers.

As at December 2025, the Programme had employed over 428,000 individuals directly and indirectly. It has promoted capacity building and integrated MSMEs into the programme with 95% of the contractors on the project are Kenyan Citizens. The initiative continues to create job opportunities, with 5516 interns recently onboarded onto the project.

The locations of these homes are strategic in that they are accessible to various amenities such as schools, hospitals, bus stops, etc. Why is this important? A resident does not have to go out of their way to get health services or enroll their child into a school. The strategic location makes the homeowner's life convenient.

Part of the AHP projects is the provision of healthcare facilities that fulfil the third Sustainable Development Goal, which underscores the importance of good health and well-being.

In addition, the projects have ensured the provision of clean running water, security, common areas, and access to privacy, among other benefits. Beneficiaries can now stand a little taller as AHP has transformed their lives.

AHP saw President Ruto receive the Global Champion for Adequate Housing award during the 80th Session of the United Nations General Assembly in New York. Kenya's affordable housing programme noted Kenya had fulfilled all seven Global Principles of Adequate Housing namely, security of tenure, availability of services, affordability, habitability, accessibility, location, and cultural adequacy, which together ensure homes are safe, sustainable, and accessible.

Smart Cities, Smarter Futures

PS Charles Hinga Champions Kenya's Construction Industry Evolution

Kenya's urban development has entered a higher gear under the leadership of Housing Principal Secretary Charles Hinga. Keynotes from the last edition of the Smart Cities Forum and the Construction Networking Summit held in Nairobi, Kenya, highlighted a bold agenda that fuses affordable housing with smart-city technology.

Recently, in Cape Town, Kenya's State Department for Housing and Urban Development (SDHUD) received a Certified Bronze Gigacity 2025 award for successfully meeting the Gigacity criteria established by the World Broadband Association (WBBA). The Gigacity framework recognises cities and programmes that enable widespread access to high-speed, reliable broadband. They assess the integration of gigabit fibre networks into urban planning, supportive policy measures, and digital service delivery. Hinga noted this award is "not just a recognition; it is a catalyst for empowering Kenya through smart technologies, high-speed fibre connectivity, and sustainable urban planning."

Digital Innovation in Construction

Kenya's construction industry is now embracing cutting-edge tools to meet its ambitious targets. Building Information Modelling (BIM), for example, is creating rich 3D "digital twins" of buildings that integrate geometry, materials, schedules and costs in one model that contains not just shapes and dimensions, but comprehensive data about every component. Kenyan built environment professionals, such as architects, planners and engineers, are deploying BIM on AHP projects to detect design clashes early and coordinate complex builds efficiently.

Drones and 3D surveying are another frontier that's being adapted into the building and construction ecosystem. Unmanned Aerial Vehicles (UAVs) now do rapid topographic mapping, site monitoring and inspections, feeding real-time data into project models, turning bulky field surveys into data-rich virtual terrain, improving safety and accuracy.

The option of using prefabrication and precast technology is also gaining ground. The manufacturing of structural components (beams, slabs, walls) is done in controlled, off-site factory settings before transporting them for quick on-site assembly.

Looking ahead, emerging applications of artificial intelligence and robotics AI promise further gains in planning and even on-site automation hinting at a high-tech future.



Housing PS Charles Hinga

Building Skills and Creating Pathways

The Affordable Housing Programme also referred to as Boma Yangu, places equal emphasis on people and technology; it's not just about providing decent housing but also about creating job opportunities for the youth and Jua Kali sector. AHP has spawned massive training and internship schemes to equip Kenyans with new technical skills.

The project has recorded huge interest from graduates with over 5,000 youth recently inducted into the Affordable Housing Graduate Programme. The program provides the interns comprising architects, civil, mechanical and electrical engineers, and quantity surveyors, among others, a platform to undertake apprenticeship within active projects, allowing them to put their newly learnt knowledge into action.

Thousands of young professionals are gaining hands-on exposure and the government has also partnered with TVET colleges and industry groups to certify informal artisans. Over 1,200 artisans so far have been certified by the National Industrial Training Authority (NITA) through the Recognition of Prior Learning (RPL) programme under the Affordable Housing Programme.

Through Recognition of Prior Learning (RPL), NITA formally validates the skills of previously unrecognised workers by accrediting

industry assessors, designating Affordable Housing Programme (AHP) sites as Industrial Assessment Centres, and conducting competency-based assessments that lead to nationally recognised certifications.

Local professionals, businesses, and artisans remain central to the Affordable Housing Programme. The programme has created over 400,000 direct and indirect jobs and is projected to generate up to 1,000,000 jobs over its lifecycle, revitalising local supply chains in the process. By addressing Kenya's housing deficit, the AHP removes a critical development bottleneck (housing) while driving inclusive economic growth and social equity.

Across the project cycle, it anchors a robust local value chain spanning professional services and the supply of key materials such as cement, steel, doors, and fittings. More than KES 27 billion has been ring-fenced to support local engineers, contractors, and Jua Kali artisans participating in the programme.

Linking Housing to Kenya's Smart City Vision

The Affordable Housing Programme is positioned as a core pillar of Kenya's smart city agenda, where homes are planned as part of integrated, technology-enabled urban systems.

From Konza Technopolis to Mukuru, housing developments are being delivered alongside digital infrastructure, green design, and modern mobility networks. At Mukuru, for example, fibre-ready internet infrastructure has been installed directly into individual housing units, ensuring residents can access reliable, high-speed connectivity from their homes. These communities are no longer isolated residential spaces, but active nodes within Kenya's emerging innovation and service economy.

The results speak for themselves. With Affordable Housing projects underway in most counties across the country, steps towards realization of the Smart Cities initiative are coming to fruition. Speaking at the Cape Town forum as he received the award, PS Charles Hinga described the model as Kenya's gift to Africa, noting that the country is setting new standards in aligning housing with technology, sustainability, and inclusive growth.

Boma Yangu not only reflects housing but also portrays a people-centred approach to urbanisation that equips communities with skills, dignity, and opportunity, and positions every neighbourhood as a foundation for a smarter, more resilient future.

Building Dreams in Pictures

Talai AHP, Kericho County

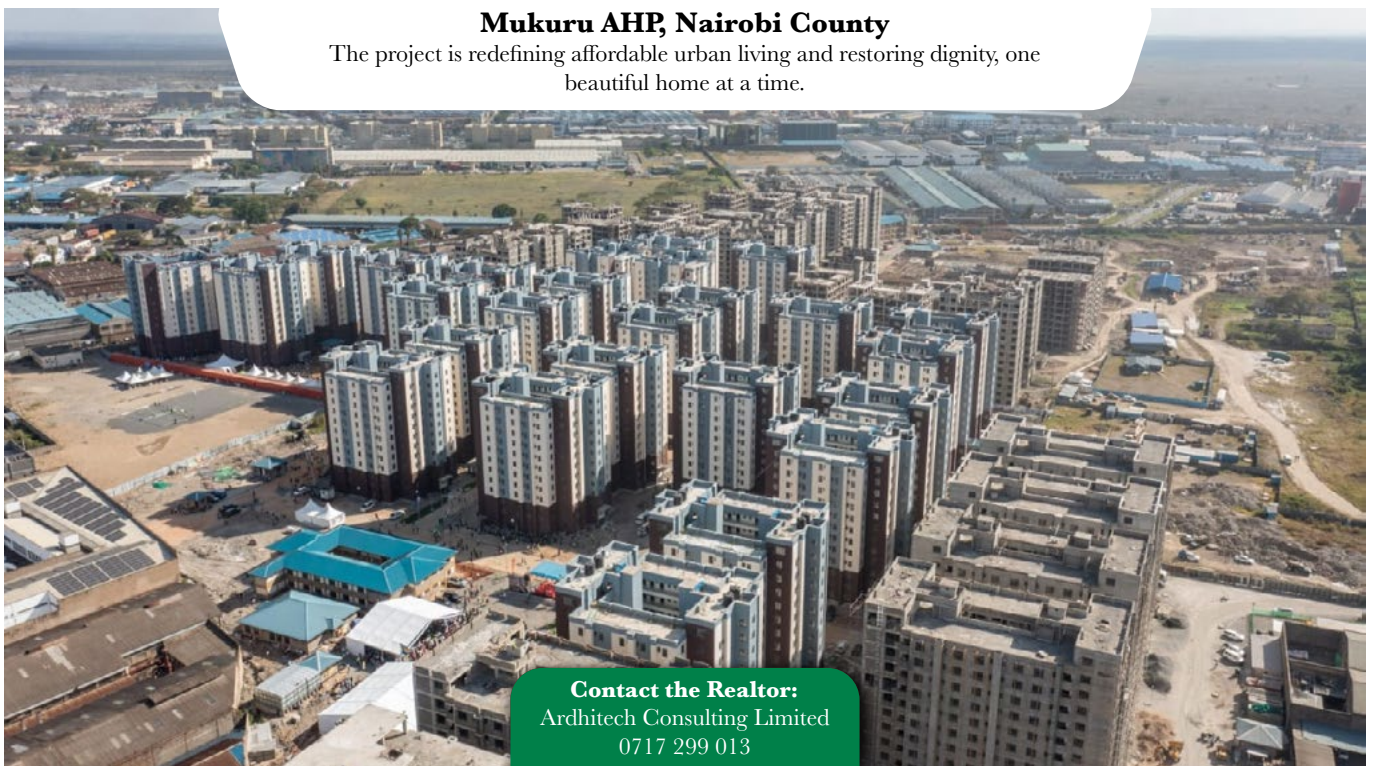
A vibrant, inclusive neighborhood transforming the cityscape with dignity-centred homes.



Contact the Realtor:
Ardhitech Consulting Limited
0717 299 013

Mukuru AHP, Nairobi County

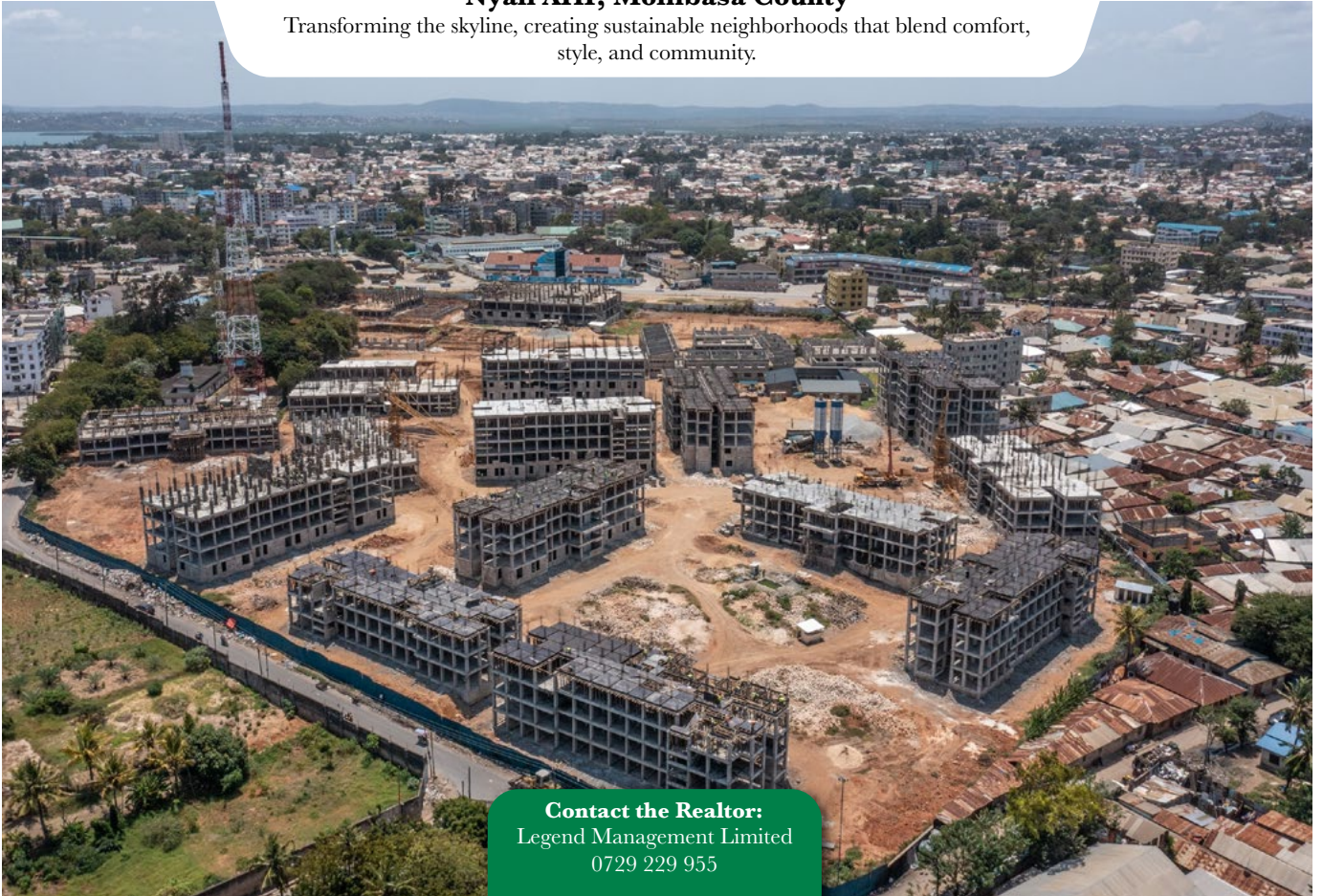
The project is redefining affordable urban living and restoring dignity, one beautiful home at a time.



Contact the Realtor:
Ardhitech Consulting Limited
0717 299 013

Nyali AHP, Mombasa County

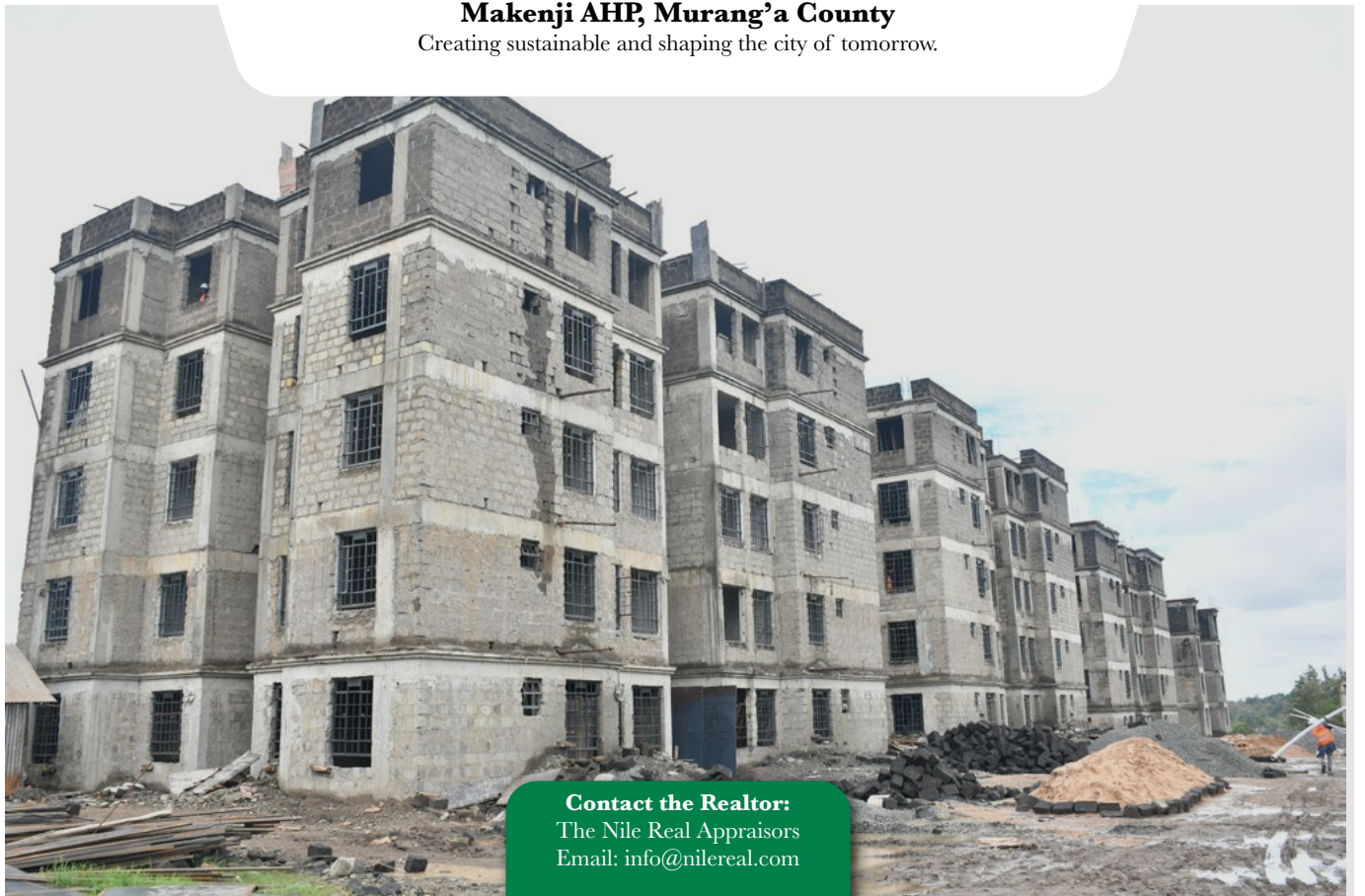
Transforming the skyline, creating sustainable neighborhoods that blend comfort, style, and community.



Contact the Realtor:
Legend Management Limited
0729 229 955

Makenji AHP, Murang'a County

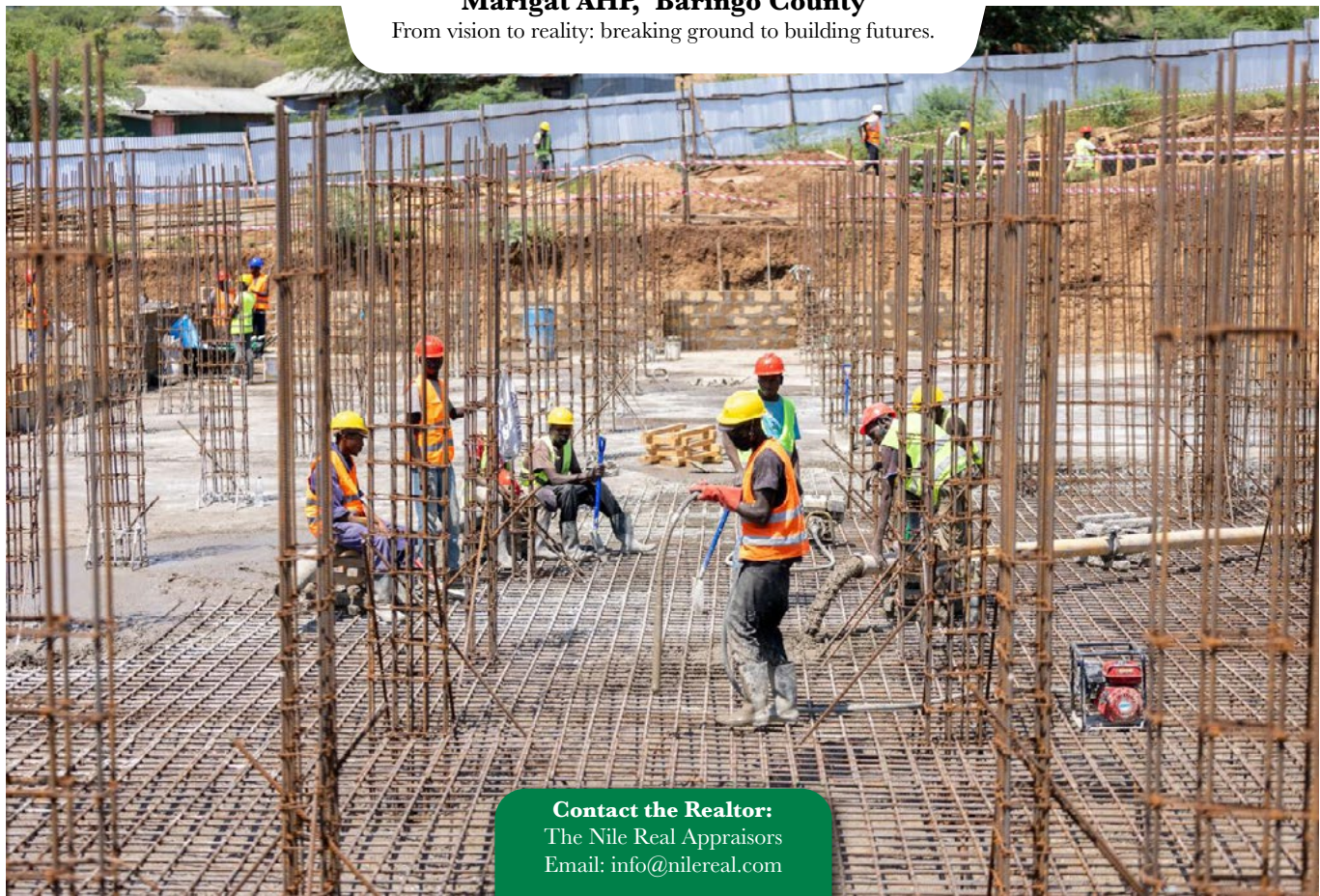
Creating sustainable and shaping the city of tomorrow.



Contact the Realtor:
The Nile Real Appraisers
Email: info@nilereal.com

Marigat AHP, Baringo County

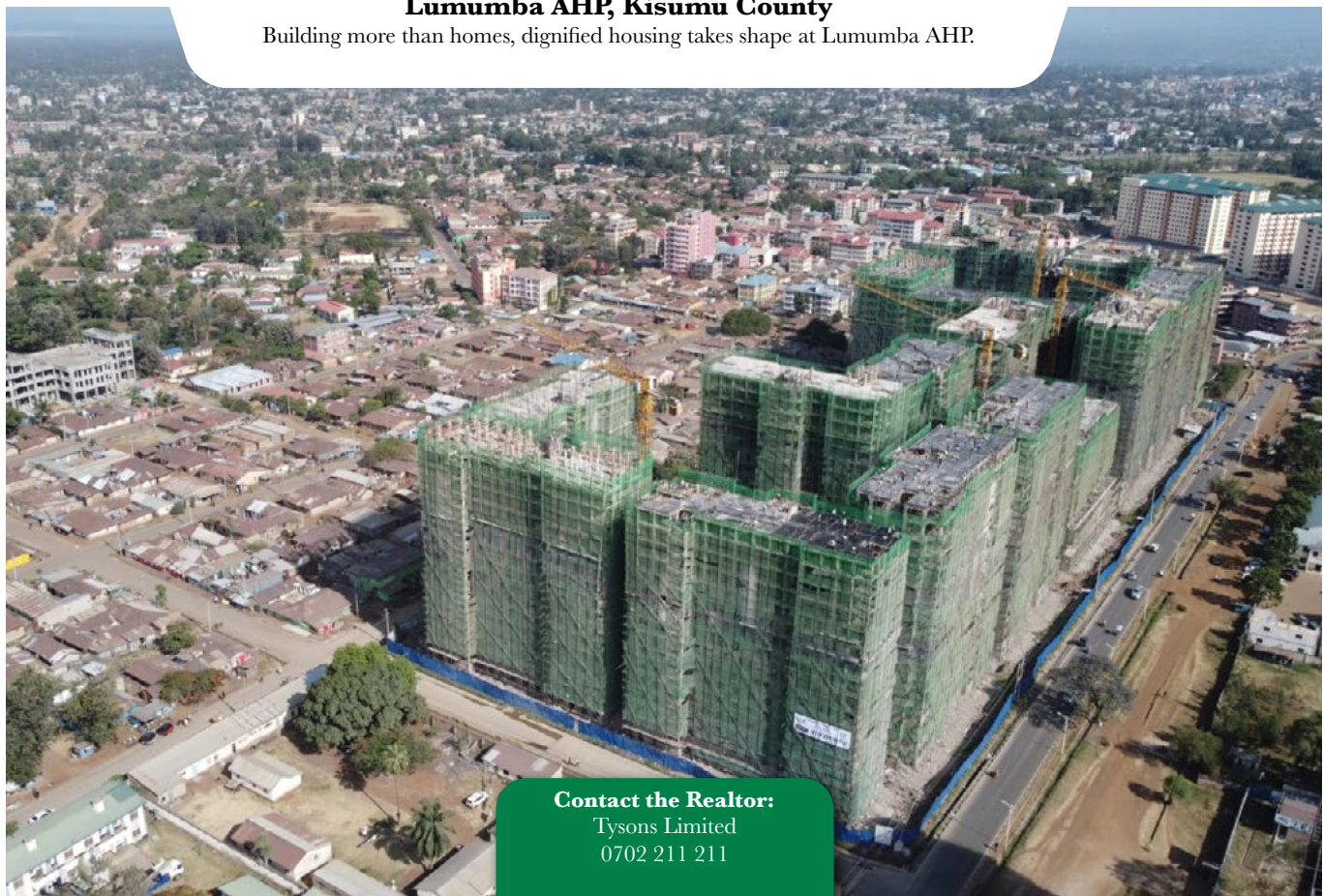
From vision to reality: breaking ground to building futures.



Contact the Realtor:
The Nile Real Appraisors
Email: info@nilereal.com

Lumumba AHP, Kisumu County

Building more than homes, dignified housing takes shape at Lumumba AHP.



Contact the Realtor:
Tysons Limited
0702 211 211

Kwa Ngendu Estate, Kitui County

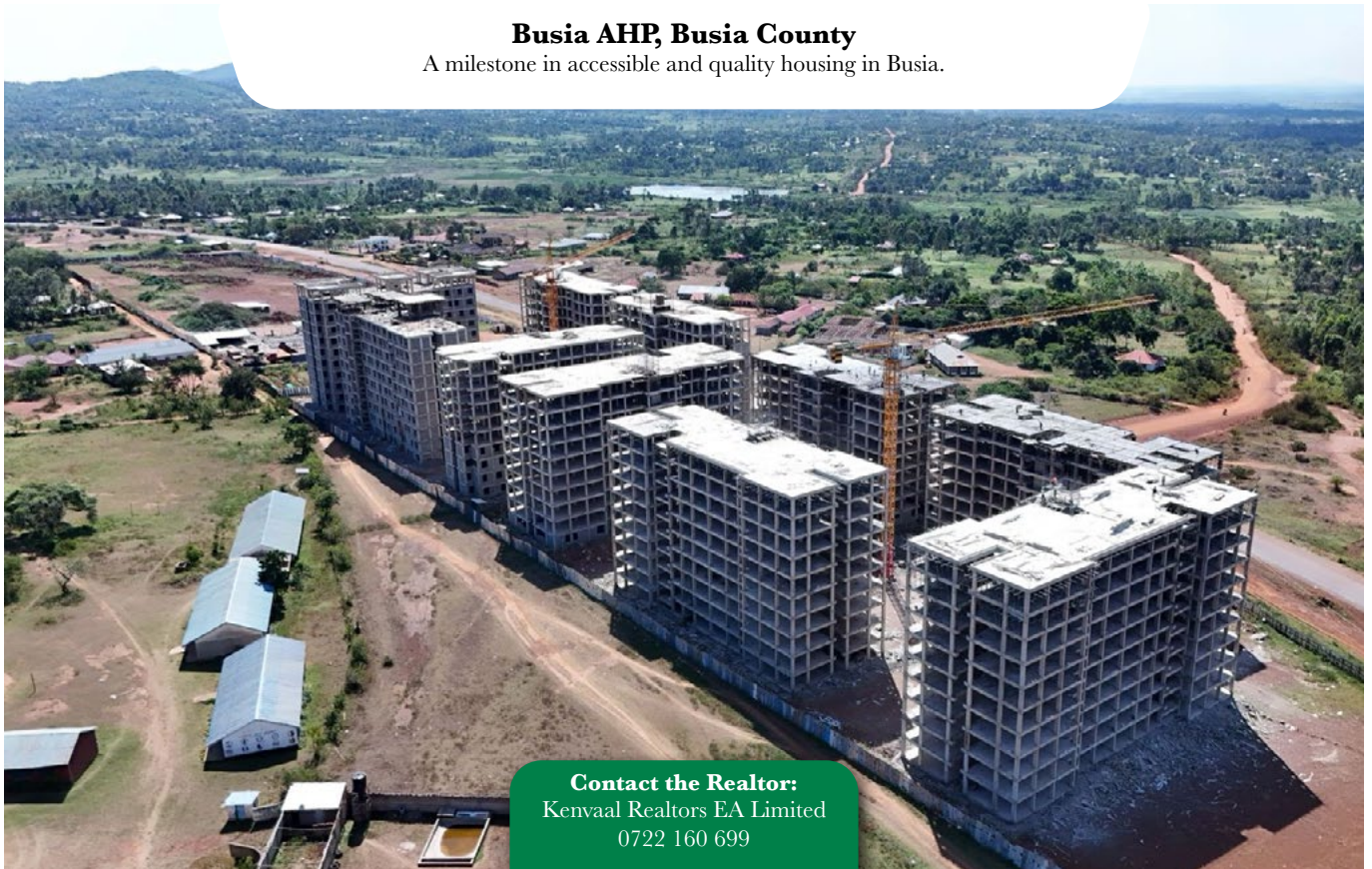
Transforming Kitui's landscape with sustainable and affordable housing.



Contact the Realtor:
Wavell Consulting Limited
0710 466 533

Busia AHP, Busia County

A milestone in accessible and quality housing in Busia.



Contact the Realtor:
Kenvaal Realtors EA Limited
0722 160 699



PATA MAKAO NA BOMA YANGU

What is Boma Yangu?

- A national Affordable Housing Programme (AHP) by the Government of Kenya.
- Provides decent, modern, and affordable homes for all Kenyans.
- Part of the government's broader development and inclusion agenda.

What Makes These Homes Special?

- Built by seasoned experts to meet international best practice standards.
- Located in well-planned neighborhoods with green spaces, schools, markets, and secure infrastructure.

Where Are the Units Available?

- Available in the 44 counties across the Republic of Kenya.

How Much Do I Pay to Start?

- Pay a deposit of just 5% to reserve a home.
- Register at www.bomayangu.go.ke using your National ID or dial *832#

Payment Options Available

- Outright Purchase
- Tenant Purchase Scheme (TPS) – Monthly installments
- Mortgage financing through approved financial partners

Types of Homes Available

- Studio apartments: Ideal for first-time homeowners
- 1-Bedroom & 2-Bedroom: Suitable for young families
- 3-Bedroom homes: Designed for larger households

Why It Matters

- Bridges Kenya's housing gap
- Creates secure, inclusive communities
- Empowers citizens through home ownership
- Backed by the government and the Affordable Housing Board

Pay Only

5%

DEPOSIT

**Move in, and
Own Your Home**



Bahati Affordable Housing Project, Nakuru

Total Units Available: 110 units

- 40 of the units are 2-bedrooms
- 30 are studio units
- 40 are 3-bedroom units

Contact the Realtor:
Gimco Limited
0704 386 002





Pioneer Affordable Housing Project, Eldoret

Total Units Available: 2,148 units

- 60 studio units.
- 401-bedroom units
- 602-bedroom units,
- 603 bedroom units on 2.4 acres.

Contact the Realtor:
Ardhitech Consulting Limited
0717 299 013





Chepalungu Affordable Housing Project

Total Units Available: 220 units

- 60 - studios
- 20 one- bedroom
- 120 Two-Bedroom Units
- 20 Three-Bedroom Units

Contact the Realtor:
Ardhitech Consulting Limited
0717 299 013





Lurambi Affordable Housing Project

Total Units Available: 220 units

- 60 - studios
- 20 one- bedroom
- 120 Two-Bedroom Units
- 20 Three-Bedroom Units

Contact the Realtor:
Villacare Limited
0721 325 902





Nyahururu Affordable Housing Project

Total Units Available: 955 units

- 1 room - 50 units
- 2 rooms - 100 units
- 3 rooms - 50 units
- Studio - 105 units
- 2 brm - 400 units
- 3 brm - 250 units

Contact the Realtor:
Broll Kenya Limited
0709 113 000





Vihiga Affordable Housing Project

Total Units Available: 220 units

- 60 - studios
- 20 one- bedroom
- 120 Two-Bedroom Units
- 20 Three-Bedroom Units

Contact the Realtor:

Tysons Limited

0702 211 211



The Affordable Housing Programme (AHP) Homeownership Journey

1.



REGISTER

- Register on www.bomayangu.go.ke or dial *832# and provide primary information
- Browse available projects and immediately start saving

2.



SELECT A HOME

- Self-declare income, information, which shall be verified
- Select a preferred unit which will be within your income range
- Save towards the 5% deposit of the unit

3.



SECURE FINANCING

- Complete the allocation application form, indicating payment options as either cash or home loan or TPS
- Persons in the social category can opt for deposit assistance
- Receive offers from participating financial institutions for home financing and choose your preferred one

4.



GET ALLOCATED

- Upon the allocation decision, you will be notified and an offer letter will be issued to the successful applicants

5.



OWN A HOME

- The sale process will be completed and the unit handed over

A Publication of the State Department for Housing & Urban Development



Ministry of Lands, Public Works
Housing & Urban Development
State Department for Housing & Urban Development



Scan for more details on
the AHP Programme

Contact us

Website: www.bomayangu.go.ke
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