

BOMA YANGU



News

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

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Scramble for Boma Yangu Machakos Affordable Housing Units as Allocations Begin

“ 77.7 percent sold ahead of the official keys handover of the completed 220 housing units

The rush to acquire a unit at the Boma Yangu Machakos Affordable Housing Estate is on. Many prospective homeowners have jammed the Boma Yangu platforms, realtor lines, and the Affordable Housing Board (AHB) offices seeking to get allocated.

“So far, we have recorded an outright sale of 171 units out of 220 units at this project that is located off Chumvi-Machakos-Kitui Road near Machakos Teachers College. I urge those seeking to be registered as homeowners in this region to apply for allocation and get a unit out of the remaining 49 units on offer for Phase 1 of this project,” notes Affordable Housing Board Acting Chief Executive Sheila Waweru.

Under the social housing segment, 24 studio apartments have been sold with only six units remaining, all 10 one-bedroomed units have been taken up as well as the four bedroomed units.

For the Affordable Housing segment, 22 units out of the 30 three bedroomed units have new owners, 29 one bedroomed units have gone with only one remaining while only one unit remains of the 24

three-bedroomed units. Affordable Middle Class has had all 30 two bedroomed units sold out while 17 three bedroomed units are taken with only 19 units remaining.

“The enquiries have been encouraging, and this gives us a reason to embark on the second phase of the project that will see 570 units constructed on an adjacent 4.76-acre plot. It is important to note that most unit owners started paying for them during the construction phase and will continue servicing their mortgage once they move in. This saves them rent money that is going towards paying off their mortgages,” she said.

Ms Waweru says the Affordable Housing Board, which is overseeing the allocation of housing units under the Affordable Housing Programme (AHP), has put in place a full-time team at Machakos to help prospective owners to fill in ownership documents for the remaining units.

“This is not just about bricks and mortar; it is about restoring dignity and giving hardworking Kenyans

the security of home ownership,” said the CEO, adding, “We are delighted that Machakos residents have shown such strong interest, and we are committed to making sure that every available house finds a deserving owner.”

The Machakos project is one of the key developments under President William Ruto’s Affordable Housing Programme (AHP), which seeks to deliver thousands of homes across the country at affordable prices.

The units are selling at between Sh640,000 for a studio apartment to Sh3.9 million for a three-bedroom apartment.

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Empowering Women Through Employment

Perpetua Muthoni, a mother of three, shared how the programme has changed her life and that of her family.



HER STORY

“I thank the government for expanding the Affordable Housing Project (AHP) that gave me a new lease of life. Before I got this job, I used to work as a mobile clothes washer (Mama Fua) which was erratic and low paying. This is a regular job that has not only given me a steady income but an opportunity to acquire a certified skill in painting. I also have a certificate from the National Industrial Training Authority (NITA) that confirms my standing as a professional painter.

“I am now able to take care of my aging parents, my children are happily in school and I now have a small shoe business that I have employed a relative. I plead with the govern-

“
I am a single-abled mother of two whose vision is to improve my family’s life- Perpetua Muthoni”

ment to expand this activity as it has transformed our village into an economic hub.

“Before, my friends and I wandered from house to house looking for work. In the evening, we walked home frustrated with some of my peers turning to illicit brew dens to drown their sorrows. Resigning to fate is dangerous.

“At Bahati AHP, there is no discrimination as I applied for a job and I got one. My interest saw me trained to work on different tasks as assigned. With time, my supervisor allowed me to choose a skill that I wished to pursue and I selected to pursue a painting course that I got eventually certified.

“This work has restored my pride as a parent, daughter and I am now an investor in my own village where I rented a shop to start a shoe business. I look forward to greater opportunities as the project has opened my eye to many opportunities in the construction industry.

“Before this project, I led a hopeless life that I was ashamed of and I regretted having children that I was unable to give them a better life. My parents are now proud of me. I can take care of my children and I am supporting my parents.

“I thank the government and I am ready to take up a new challenge wherever opportunity arises anywhere in Kenya. This AHP not only opens job opportunities but has elicited economic activities that benefit many subsectors.



The Boma Yangu Bahati Estate

Editorial Team

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Affordable Housing Programme Opens Job Opportunities for Persons with Disabilities

When the Affordable Housing Programme was launched a few years ago, the main objective was to provide dignified living for Kenyans and address the housing deficit across the country.

So far, apart from providing decent housing, the program has redefined economic inclusion by creating job opportunities for the most disadvantaged groups, such as women, the youth, and persons living with disability. Through the program, these disadvantaged members have benefited from skills training leading to certification and financial support as well as improved livelihoods.

“I urge the government, please build more houses. We now have the skills and aligned construction teams that understand their tasks extremely well. When I started, I never dreamt of working at a construction site due to my eye disability. I only use one eye while the other one does not function well.

“Before Boma Yangu, I used to do menial jobs with no defined salary. No one respected me as I had nothing to offer and when I got lucky to get a casual job, my employer would dictate my pay and define the work I was to do beforehand.

“But at Boma Yangu, this stopped as I got a

chance to specialise on landscaping tasks and gardening. I have learnt essential skills, the type of flowers and trees that blend well with this surroundings. My task is appreciated and I have had the opportunity to improve many other homesteads using skills learnt at Bahati BomaYangu AHP project.

“I live near the Bahati CDF office, and I remember very well that before this project started, a lot of people, including me, spent the day drinking. We had no agenda for our lives but to drink, drink, and drink again.

“But after Bahati Boma Yangu started, all of us got an opportunity to think about a better future. Young people and even disabled people like me have a chance to work at this site. That is economic inclusivity at best. No one has been left behind, and I no longer look at myself as disabled but a respected landscaper and gardener.

“I thank God, my skills are exemplary, and I look forward to getting hired in the next assignment. Our task is to deliver world-class houses that people can buy and live in. These teams that we have formed are formidable in what they do and I am proud to be working in AHP as it has restored my dignity as a man and a professional worker,” said Martin Mbogo.



Martin Mbogo Muritu, 58, narrates how the programme has transformed his life

“**Being disabled is not disability - AHP has ensured I have a job and an income. May AHP continue forever.**”



After completing high school education, **Mr Vernon Nyaberi** trained as a motor vehicle mechanic and moved to Bahati, Nakuru North subcounty where he worked at a local garage. But his work experienced a downturn as the economy suffered a decline and he opted to join his friend to seek employment at the Bahati Boma Yangu AHP Project.

While in Bahati, he started off as a casual labourer and upgraded his skills to include masonry essentials during the initial phases of the

From Garage to Construction Site: How the Housing Programme Transformed Nyaberi’s Life

project, wall plastering as well as installing tiles on floors. Mr Nyaberi says his skills have come in handy as he is the go-to person for different tasks on site when lorries break down or an excavator develops a mechanical problem that needs to be looked into at short notice.

He says economic activities within Bahati have enjoyed an upswing with more activities witnessed in the usually quiet trading centre where shops and fresh produce sellers enjoy brisk business early and late in the evening.

“Before I enrolled to work for the Affordable Housing Project, I used to work in a garage, and as you know, such jobs are unreliable because you depend on walk-in customers. But after joining the Affordable Housing Project, my earnings have tripled. I can now take care of my parents’ daily needs, support myself,

and even grow my side business. I would like to urge the youth to apply for the jobs available under the program, as the process is fair and free from discrimination based on gender, color, or cultural background.” says Nyaberi.

According to Nyaberi, there has been a reduction in the crime rate because the Bahati project has generated employment opportunities for the youth in the region. He further indicated that the government should continue expanding the programme so that more and more youth can get jobs and acquire skills to sustain their lives.

Using part of his earnings, Mr Nyaberi has ventured into horticultural farming where he has employed two labourers at his leased farm to tend tomato and onion crops.

Beyond Bricks: Building Sustainable Futures



Paul Mwangi, a worker at Boma Yangu Kikuyu Affordable Housing Estate

When Paul Mwangi first walked into the Kikuyu Affordable Housing Programme (AHP) site, he carried little more than determination in his hands. He wasn't a carpenter, nor a mason, nor even a trained artisan but just a young man who had dropped out of campus because he could no longer afford tuition. Like many Kenyan youth, Paul's dreams of building a better future seemed to be slipping away.

"I just wanted a chance to work and survive," Paul recalls. "Most projects come and go in a matter of weeks, so I didn't know how long this one would last. But I was willing to try."

What started as a gamble has turned into a life-changing opportunity. Six months later, Paul's story has taken a remarkable turn. Today, Paul is not just a carpenter, he is a leader with a team working under him, supervising tasks he once only watched others do.

For years, short-term construction jobs have been the norm, trapping young men and women in cycles of inconsistent income. Many would work for two weeks only to spend the next two months jobless. The Affordable Housing Programme has begun to change that reality. The Kikuyu site has been running consistently for months, creating stability for hundreds of workers and their families.

"This is not like the jobs that disappear after a few weeks. Here, I have consistent income. I can plan my life," Paul explains. That reliability has allowed him to dream again. With his earnings, he now plans to return to school and pursue a course aligned with today's market needs.

For Paul, the transformation is not just financial. He credits the work culture at the site for broadening his worldview. "I have met people from different places and with different skills, from masons to engineers, and it has opened my mind. I see the world differently now,"

he says.

It is not only carpentry skills that Paul has picked up, but also other skills offered at any construction site, life lessons in resilience, leadership, and teamwork. Learning to coordinate others, solve problems on site, and deliver quality work has given him confidence he never thought possible.

Paul's story is a snapshot of the silent revolution Affordable Housing programme is sparking across the country. From Nairobi to Nakuru, Mombasa to Kisumu, these housing projects are rewriting the script of development. Beyond the high-rise blocks taking shape, they are building careers, nurturing talent, and giving thousands of families steady incomes.

For Paul, what began as survival has transformed into hope. "I dropped out because I couldn't pay my fees. But this job is giving me a second chance, not just to study again, but to choose a course that truly fits where the world is heading," he says with a smile.

The Affordable Housing Programme is proving that development is not only about concrete walls and rooftops. It is about people like Paul Mwangi, ordinary Kenyans, finding extraordinary opportunities on sites once thought to be temporary.

Every wall that rises tells two stories: one of families who will soon have dignified homes, and another of workers whose lives are being rebuilt in the process. In the end, AHP is not just constructing houses it is constructing futures.

Building Homes, Restoring Dignity for Our Disciplined Forces



H.E. The President William Ruto (middle with tie), accompanied by Ministry of Lands, Public Works, Housing and Urban Development Cabinet Secretary Hon. Alice Wahome (second right) and State Department for Housing and Urban Development, Principal Secretary, Mr. Charles Hinga (left, in blue cap) inspects the ongoing construction of the Kilimani Police Housing Project in Nairobi

The growing demand for more room to accommodate security forces and their families is an issue the Government is handling through the Affordable Housing Programme (AHP).

The National Police Housing Programme, a component of the AHP, aims to provide dignified and modern housing for police officers. Under this initiative, the Government has set aside 20% of the housing units for the disciplined forces. One such project is the Kilimani Police Housing Project that is currently under-construction. The mixed-use project will have 542 modern housing units (from studios to three-bedrooms), an ECD school, a hospital, social hall and commercial shops.

During a progress inspection site visit, H.E. the President William Ruto underscored the importance of providing adequate, dignified

living spaces to every Kenyan including the disciplined forces.

“We must aim to improve the living conditions of our police officers. Most of our officers currently reside in dilapidated and inadequate housing at police stations and posts. As a Government we will not rest until we provide better living standards for them.”

As the President often emphasizes, the Affordable Housing Programme is not just about providing housing. It also offers a source of strengthened, stable livelihoods through job creation opportunities for youth, women, Jua Kali artisans MSMEs.

“Beyond bricks and mortar, the project is boosting the local economy. The project is also expected to generate over 1,000 direct and indirect job opportunities for local resi-

dents who will work on the build – from masons to machine operators and local artisans supplying windows, doors and furniture,” he added on to say.

Sergeant Peter Kamau returns at sunset to the little shared living space he and his family have adjacent to the Kilimani Police Station

in Nairobi. For Kamau’s wife, Wangari, who once worried about the water leaks in their old quarters, the new gated community feels like a long-awaited answer to their prayers for decent, dignified living spaces.

All in all, this is a welcome initiative for the disciplined forces like Kamau as it means coming home to a safe, decent, living space not only boosts his morale but also provides a sense of national pride and honour as he and other disciplined forces serve the nation.

Government Partners with Banks to Ease Home Ownership



The Boma Yangu Elburgon AHP

Kenya's ambition to deliver decent and affordable homes under the Affordable Housing Programme (AHP) is gaining momentum, with the government relying on Public-Private Partnerships (PPPs) to increase supply and streamline homeownership pathways.

This collaboration has led to partnerships between the Affordable Housing Board and leading banks such as KCB, Sidian Bank, and Housing Finance Company, who have signed agreements to manage the Tenant Purchase Scheme (TPS) and establish a TPS administration model. This model allows banks not only to act as administrators of housing units but also to oversee rent collection, ensuring that payments directly contribute to eventual ownership.

The board is also looking to expand this partnership beyond TPS administration to include end-user financing, providing Kenyans with accessible and sustainable pathways to homeownership. Through innovative financial models such as Rent to Own, potential homeowners can move into completed units and pay for them in affordable monthly in-

stallments. This arrangement enables low- and middle-income earners to transition from paying rent to building equity in their own homes—without the burden of large upfront costs.

Affordable Housing Board Acting CEO Sheila Waweru stated that this arrangement will open a new chapter in ensuring that payments for housing units are properly tracked and that citizens can monitor their contributions via the Boma Yangu portal (www.bomayangu.go.ke/).

“The partnership will allow us to collect payments on a need basis, and we are also looking to expand it further. The central responsibility of counties is not just implementation but co-ownership of this agenda. In Kisumu, we have already developed an Urban Development Strategy to support housing projects and continue to fast-track approvals through our digitised platforms,” she noted.

In addition, the board is exploring end-user financing models that will bring institutions closer to ordinary Kenyans, including additional banks and other financial institutions.

Under this proposed plan, when a member buys a house through the programme, their SACCO could step in to finance the payment on their behalf. This approach expands access to financing for low- and middle-income earners who are often excluded from conventional mortgage products.

For families who have spent years trapped in informal settlements or paying rent without hope of ownership, the Tenant Purchase Scheme offers security, dignity, and the promise of a permanent address. Through PPPs, AHP is not only building houses but rewriting the story of housing in Kenya.

By involving trusted financial institutions to manage rent collection and ownership transfer, the programme ensures transparency, efficiency, and, above all, trust. The vision is clear: every shilling paid should count toward ownership, and every partnership formed should move Kenya closer to the national dream of providing decent and affordable housing for all.



Pay Only **5%** Deposit, Move In, and Own Your Home

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

“

Every Kenyan has an opportunity to own a dignified home through Boma Yangu by simply registering and paying a small deposit.”

*Jeremiah Simu,
Chairperson, Affordable Housing Board*

**PATA
MAKAO
NA BOMA YANGU**



Gichugu Affordable Housing Project

Total Units Available: 110 units

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

The project is strategically located near the DCC's office and Kianyaga Police Station in Kianyaga township is credited with creating employment opportunities for the locals.





Machakos Affordable Housing Project

Total Units Available: 220 units

- 60 studio units.
- 40 1-bedroom units
- 60 2-bedroom units,
- 60 3 bedroom units on 2.4 acres.





Chepalungu Affordable Housing Project

Total Units Available: 220 units

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





Elburgon Affordable Housing Project

Total Units Available: 220 units

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



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

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Ministry of Lands, Public Works
Housing & Urban Development
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Scan for more details on
the AHP Programme

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