



Diana Mwangi on duty at the Mukuru Social Housing project in Nairobi

Mother of three Says Mukuru Social Housing ‘Lit’ Her Financial Fortunes

35-year-old Diana Mwangi was among thousands of youth struggling to eke out a living in Nairobi through involvement in small ticket projects. At times, she went home tired, dirty and hungry with no shilling with the job opportunities becoming erratic.

The mother of three, sunk into depression as the future of her three young children stared at her hopelessly. She recounted how she did laundry and housework work within the middle-class neighbourhoods.

When the government began the transformative Affordable Housing Program in her ‘hometown’, her financial situation was transformed overnight. She had a steady income and a chance to learn new skills at every step of the project.

Her dream, as that of 160,000 youth working in the state-funded projects, became a reality as she was able to fulfil her childhood ambition of becoming a painter. She learnt on-the-job how to mix paints, prepare paints for use and how to choose quality paints for different tasks from fascia board, ceiling, wall and door paints.

“

My life has changed. I get an income from this project, and I am able to pay school fees for my children, clothe them as well as afford a decent house for them.”

Her job at the Mukuru Social Housing Project has earned her a decent income and restored her personal confidence that she can now seek jobs as a painter. She wishes that the government can continue to build more projects so that her friends and fellow youth can benefit from these projects.

“My life has changed. I get an income from this project, and I am able to pay school fees for my children, clothe them as well as afford a decent house for them. I also wish the government could continue with the program so that we can be able to benefit from it fully. We thank the government for this project,” she adds.

The Mukuru Social Housing Project, one of the largest projects in Nairobi will have 13,248 housing units comprising 5,616 studios, 3,024 one-bedroomed, and 4,608 two-bedroomed apartments built on the 56 acre parcel of land.

Her prospective plans in the short term is to start saving for a house within the project set for completion in 2026.

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State-funded Affordable Housing Projects Transforms once Lifeless Towns into Vibrant Investment Hubs

John Kipkorir, a 39-year-old renowned welder used to make about 3 window panes a week at his Juakali workshop in Bomet town. He enjoyed a niche market in his village where he would supply the panes, but the demand was sometimes unreliable, and there were times he could go an entire week without any orders.

According to him, economic activities were low and largely relied on incoming locals returning home from their workstations out of town. The town, due to poor infrastructure, deterred meaningful investments leaving him with dim prospects.

Then, the Affordable Housing Programme under the Bottom-Up Economic Transfor-

mation Agenda (BETA) happened, splashing an array of opportunities towards Mr Kipkorir. Suddenly, he needed more hands, better machines and a larger workshop.

“This programme has really improved my business. I am now busy and my small workshop has been turned into a factory that produces more than I could have imagined. I hope this programme continues so that we can benefit from it,” he said.

The Chepalungu project has 220 units, comprising 60 studios, 20 one-bedroom apartments, 120 two-bedroom apartments, and 20 three-bedroom apartments.

Chepkirui Joan, a mother of two’s dream of enjoying a quiet and blissful life, faded away

220 Units

The Chepalungu project has 220 units, comprising 60 studios, 20 one-bedroom apartments, 120 two-bedroom apartments, and 20 three-bedroom apartments.



after the death of her husband. Finding no option to feed herself and her children, she started selling cheap meals outside the Emgwen Affordable Housing project, Nandi County.

As the project progressed, so did her business and she employed two young ladies to serve her customers and two men to handle the kitchen. Her fortunes have seen her put up a second eatery near the project.

“I never imagined that I would become self-reliant after the death of my husband. When this program came to fruition in town, I saw an opportunity to bake mandazis, chapatis, Githeri, and other foodstuffs that I sold to the workers at the construction site. We thank the government and call on them to continue with this project so that the low class and the hustlers can get a chance to reap,” she said.

The youth, some of whom were blamed for various criminal activities have now found employment through the programme and an opportunity to learn new skills.

Editorial Team

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In Kandara constituency, Murang'a county, commencement of the Makenji Affordable Housing Project has been well received with over 40 units already booked. Annie Wanjiku, a resident, says since the start of the housing project her eatery business has registered attractive returns.

Unlike the past when she had to close her business by 7pm and head home due to petty criminal activities across the nascent township, the project has attracted new investment interests with the town now enjoying 24 hour economic activities.

Wanjiku, who started off with selling porridge and mandazi in Makenji, has diversified her offering to accommodate varied tastes from her customers which now include meals during lunchtime and in the evening.

“The housing project has been a relief to the youth who, since October last year, have earned a fortune, reducing crime,” said Wanjiku, a mother of three.

The once dilapidated market centre is now an attractive destination due to the project as well as the recently completed Kenneth Matiba Level 5 Hospital.

Peter Kamande, a hotelier, said between 2002 and 2012, it was difficult to operate a business at Makenji as youth were actively engaged in stealing pineapples from Delmonte Plantation leading to ugly confrontations, resulting in deaths and injuries. “The place is calm now, and many people have opened businesses because the youth are engaged in the house construction,” said Kamande.

“

The area has been turned into an economic venture after decades of dormancy. Once the project is completed, the area will transform, and locals will supply tenants with food, milk, and other goods.”

Joyce Waceke, a civil engineering graduate, expressed her joy at being employed in the Kidiwo Affordable Housing project in Eldoret, Uasin Gishu. According to Joyce, she initially started as a casual laborer but was later promoted to supervisor. She now earns her own income and is able to rent a house in Eldoret town.

“I am a civil engineering graduate. When I saw the Affordable Housing project being constructed in the Kidiwo area of Eldoret, I applied for a job and accepted any position as a casual laborer. I was promoted to supervisor and now manage other staff within the project. I am grateful to my head supervisor for recognising my skills and ability to turn things around. I look forward to owning a unit within Kidiwo as I am actively saving for the same,” she said.

At Makenji, AHP Site Agent Michael Mwolo-

lo said the programme engages between 120 and 150 youth daily. Mwololo noted that the project has been a lifeline for many families, as it has kept the youth from joining criminal gangs or indulging in alcoholism.

“The area has been turned into an economic venture after decades of dormancy. Once the project is completed, the area will transform, and locals will supply tenants with food, milk, and other goods,” said Mwololo.

The state funded affordable housing project has improved the demand for skilled labour in the region, leading to increased enrollment in TVET courses, which are now in high demand. According to data obtained from the State Department for Housing and Urban Development, 160,000 youth with skills work daily on these projects strewn across Kenya.

According to Kericho County Commissioner Gilbert Kitiyo, they have noted a sharp reduction in crime rates, gambling and alcoholism. “The youth must take part in this project. So far, in Kericho, there has been a reduction in crime rates, betting, alcoholism, and domestic violence caused by lack of food and other poverty-related vices,” said Kitiyo.

Last December, Lands and Housing Cabinet Secretary Alice Wahome stated that the housing programmes are designed to increase economic activity in localities. Small businesses, such as hotels providing meals for workers, have emerged at construction sites.

“There will be hundreds of tenants moving in, increasing business opportunities as they will need vegetables, milk, and other services from the community,” said the Cabinet Secretary.



The Gichugu Affordable Housing Project located in Kirinyaga County

Gichugu Affordable Housing Project

Kianyaga's Skyline Glows as the Gichugu Affordable Housing Project is Completed

Kianyaga has immensely benefitted from the Sh270 million Gichugu Affordable Housing Project where 160 workers have been working for the last two years. The state-funded project that has changed Kianyaga's skyline has equipped workers with ample skills enabling them to exemplary workmanship in future public and private projects.

The once dusty town is also witnessing new investments to complement the Gichugu Affordable Housing Project that will provide decent and modern living spaces for residents working in local government offices, schools, hospitals as well as traders in the area.

The Gichugu programme launched by President William Ruto on August 20, 2022,

comprises 110 units where 40 units are two bedroom units and three bedroom units respectively while the rest are studio apartments.

Welding businesses, hardware shops as well as transport services have attracted new investors keen on tapping new business around the project as property owners upgrade their business premises eyeing expected business flow from the incoming residences at the Gichugu AHP.

The project's strategic location near the DCC's office and Kianyaga Police Station in Kianyaga township is credited with creating employment opportunities within and indirect jobs off site such as eatery joints, and

110

apartments now ready for occupation'

those being given jobs in places where the contractor sources the construction materials.

Workers at the project have also benefited from incomes enabling them to improve their livelihood, start new businesses and complete construction of their residential houses in their respective homes.

	Affordable	Social	Market	units
Studio Apartments	18 units KES 1,000,000 *KES 7,250 per month on TPS	12 Units KES 640,000 *KES 3,900 per month on TPS		30
Two-Bedroom Units	16 Units KES 2,000,000 *KES 14,450 per month on TPS	4 units KES1,280,000 *KES 6,800 per month on TPS	20 units KES 2,400,000 *KES 21,160 per month on TPS	40
Three-Bedroom Units	16 Units KES 3,000,000 *KES 21,680 per month on TPS		24 units KES 3,600,000 *KES 31,750 per month on TPS	40
Total	50	16	44	110



Demystifying Homeownership: Reflections from the Machakos Affordable Housing Activations

In Late February Through to Early March, the State Department for Housing and Urban Development took a bold step in its efforts to demystify home ownership for all Kenyans. A first of its kind, on-ground activations which were heavily inclined to a grassroot level and people centered approach in Machakos County, with the aim of creating awareness and making the dream of homeownership a reality for many across the region.

Our goals; raise awareness on the Affordable Housing Program (AHP) by bringing it closer to the public through direct on ground and face to face interactions, provide comprehensive and accurate information to Kenyans leaving little room for misinformation on the program and highlighting the available projects ready for allocation, while extending a hand to every Kenyan ready to take that first step towards owning an affordable home and for our case, especially the Machakos Township AHP project with 220 units ready and the Machakos Town Survey Camp with 74 units remaining.

The exercise managed to activate the Machakos region having interactive van activations, market stalls, mall visits and directly engaging with over 2500 persons, informing them on the purpose of the program, the registration and allocation processes involved as well as the benefits gained including job creation, safer communities and dignified living.

Beyond the numbers, the impact of the program could be immensely felt through the warm receptions and inquisitive Machakos residents in bustling towns such as Mlolongo, Athi River and Machakos Town contributing to over 40% of the engaged audiences highlighting the strong pull and awareness around the urban areas.

The outskirts such as Kalumoni Market, Masii Town, Kaseve, Katoloni were equally receptive to our teams who ensured the heart of the AHP message was well disseminated in the best ways possible, be it the local dialect or an MC mixing it up with some tunes.

Additionally, the activations were supported by targeted digital ads, branded collateral, and IEC materials handed out to the public. Culminating the activations, an open day was set up to showcase the various units available including the different typologies to the interested prospective buyers.

Our trained Brand ambassadors, who were our frontline representatives and narrative shapers, did not only share information, but also took feedback, and gathered the concerns from the residents and information gaps that need to be addressed by the program.

In the quest to ensure dignified living status for all, it's our belief that every Kenyan can own a quality and affordable home aligning with the Bottom-Up Economic Transformation Agenda empowering our very own communities as home ownership is a crucial step in both the social and economic wellbeing of a nation.

By bringing the dream closer, to the various work areas, bus stations and neighborhoods', the program no longer seems distant with the public and through genuine engagements, we have an opportunity to root out the myths and miscommunications around the program, building trust and allowing Kenyans to take up these affordable homes with no secondary doubts.



Machakos Affordable Housing Project. The project has 220 units comprising studios, 1 bedroom, 2 bedroom and 3 bedroom units.



The sensitisation team engage a potential buyer at the Machakos Affordable Housing Project during the open day on 8th March 2025.

Upcoming Projects

University	Units
University of Nairobi Student Village Accommodation	2520
Multimedia University of Kenya Student Village Accommodation	252
Co-operative University of Kenya Student Village Accommodation	2520
Rongo University	2480
Meru University Student Village and Accommodation	1760
South Eastern University of Kenya	-2520
Kisii University Students Village	1760
Pwani University	-1760
Tom Mboya University	-720
Garissa University Students Village	1760

Government Unlocks Multi-billion Shilling Opportunities with Planned Public Housing



Kenya is to experience a historic construction boom as the Affordable Housing Program engages the next phase of institutional housing projects set to benefit thousands of university, medical, vocational and technical college students. The institutional houses will generate employment opportunities for onsite workers, building material suppliers as well as indirect business opportunities for housing, eateries and associated enterprises across the country.

Speaking about the new housing projects, Affordable Housing Board chairman Jerry Simu says they approved 239 new projects that are to be implemented in the next year while others are currently on course, some are currently being packaged and others are at different stages of contracting.

“The government is stepping in to address housing market failure caused by the private sector. Our army servicemen, prison and police officers have for decades lived in deplorable conditions and we are deliberate on improving their housing welfare,” he said.

Hostels are set for construction at Kibabii, Bomet, Masinde Muliro, Embu, Garissa, Tom Mboya, Kabianga, JKUAT, Pwani, Kisii, Maseno, SEKU, Meru, Rongo, Co-operative, Multimedia, UON, Mara, JOOUST, Taita Taveta, Chuka, Turkana, Moi and the University of Eldoret among others.

According to the advertisement, a modern market, a Border Post office block and 293 Affordable housing units are to be constructed in the fast growing border town on the Kenya-Uganda border thereby unlocking investment opportunities in crossborder trade. This will complement development gains made following the completion of the 45 kilometre Suam-Endebess-Kitale-Eldoret Road.

Under the broader Affordable Housing programme (AHP), the projects are targeting essential service workers from teachers, healthcare professionals, military personnel, prison and police officers among other civil servants.

One of the prominent examples is the pangani Police housing project, which replaced the dilapidated and colonial barracks with modern apartment blocks.

At Kenyatta National Hospital (KNH), doctors and nurses' housing units have been refurbished while Isiolo, Kisumu and Kakamega have had new staff quarters built with their referral hospitals. Kenya Defence Forces (KDF) have also benefited with estates built in Nairobi, Gilgil and Eldoret while the National Youth Service (NYS) have constructed dormitory-style buildings for trainees in Naivasha and Yatta.



President William Ruto inspects Gichugu AHP. He is flanked by CS Ministry of Lands, Public Works, Housing and Urban Development, Hon. Alice Wahome and PS Charles Hinga.



Affordable Housing Board Chairperson Mr. Jeremiah Simu (left) shows the sample of housing models to the Kenya National Federation of Jua Kali Associations CEO Richard Muteti at the Board's offices.



PS Charles Hinga invites Deputy President Prof. Kithure Kindiki for a tour visit of the Mukuru Social Housing Project.



The AHB activation team take a potential customer through the available housing units across the country during the sensitization week in Nairobi.



Makutano market, one of the projects undertaken by the State Department for Housing will provide farmers with a clean environment for traders.



Embu Affordable Housing Project featuring 100 units, including studio, one-bedroom, and three-bedroom apartments



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