

THE ARCHITECTURAL ASSOCIATION OF KENYA



AAK | PROMOTING EXCELLENCE
IN THE BUILT ENVIRONMENT

AFFORDABLE HOUSING AND THE ROLE OF RESIDENTS ASSOCIATION

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BACKGROUND

- AAK is Kenya's leading professional society for
 - Architects
 - Quantity Surveyors
 - Town Planners
 - Engineers
 - Landscape Architects
 - Environmental Design Consultants
 - Construction Project Managers
 - Interior Designers
- 3,000 plus strong membership from practitioners in the
 - National Government
 - County Governments
 - Private Sector
 - Academia.
- Perhaps the largest umbrella Association for professionals in the built environment in East and Central Africa.



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The Integrated and Inclusive Infrastructure Framework (3iF)

The Integrated and Inclusive Infrastructure Framework (3iF) for Kenya is a comprehensive blueprint that provides guidelines, policies, and strategies to guide the development of integrated and inclusive infrastructure in excluded informal settlements in Kenya.



Grow A Classroom Project

AAK initiated the Grow A Classroom project with the aim to improve the learning environment in public schools throughout the country by planting trees and creating fruit orchards.

With over 35,000 primary and 20,000 secondary public schools in Kenya, the project has the potential to contribute significantly to the national tree cover, which is currently under 6%.



Safari Green Building Index

The Safari Green Building Index is a National Rating System suitable for all kinds of buildings in different climatic zones in Kenya and the rest of East Africa.



Je, Una Mjengo

The Architectural Association of Kenya (AAK) runs the Je, Una Mjengo Campaign annually. This is an awareness drive with the aim of sensitizing the public on the safe building. This is based on one of AAK's key objectives- the creation of public awareness within the Built and Natural Environment.



Healthy Homes: Guidelines and Checklist

Housing is an important social determinant of health, and improving housing conditions leads to reduced diseases, increased quality of life, reduced poverty, and reduced impact of climate change.

The Healthy Homes Guidelines and Checklist was developed by the AAK to promote healthy housing conditions for low and middle-income households in Kenya and beyond.



Scoring Methodology





The Kenya We Want

"Make cities and human settlements inclusive, safe, resilient and sustainable"

- No. 11 of UN's 2016-2030 SDGs



Affordable Housing for All



Accessible, Clean Public Space



Mass Public Transit and Non-Motorised Transport



Ease of Doing Business



Effective Development Control



Spatial Planning

BACKGROUND

- **What exactly does affordable housing mean and is the government's right to drive the agenda of providing housing to Kenyans?**
 - Affordable Housing- housing units that are affordable by that section of society whose income is below the median household income. It should address the housing needs of the lower or middle-income households
 - Statistics on income distribution according to KNBS in the formal sector- 74.4% of employees earn a median gross income of Ksh 50,000 or below per month
 - Assuming a maximum of 30.0% of their gross income is spent on housing costs, the payable rent should total Ksh 15,000 per month and below. Affordable housing in Kenya would therefore be units employees in the median gross income bracket can afford.



BACKGROUND

- **What exactly does affordable housing mean and is the government's right to drive the agenda of providing housing to Kenyans?**
 - According to the Kenyan government, affordable housing units range in price from 1 to 3 million Kenya Shillings per unit on average.
 - Kenya has an accumulated housing deficit of 2.0 housing units, growing by 200,000 units annually (250,000 housing demand and 50,000 housing supply annually).
 - 83.0% of the existing housing supply is for the high-income and upper-middle-income segments, while only 15.0% is for the lower-middle and 2.0% for the low-income population.



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- **What exactly does affordable housing mean and is the government's right to drive the agenda of providing housing to Kenyans?**
 - only 17.0% of the housing supply goes into serving this low to lower-middle-income segment
 - The disposable income of the people remains the primary factor in determining the affordability of housing. Consequently, it becomes the responsibility of the government to cater to the rising demand for affordable housing.

AFFORDABLE HOUSING

- **Is the government's approach to providing affordable housing including taxing Kenyans the right way to go about it?**
 - The Affordable housing initiative by the Kenyan government comprises three types of housing that target formal income earners as follows;
 - Social Housing - individuals earning up to Ksh 14,999 monthly (2.6% of the formal income earners)
 - Low-Cost Housing - individuals earning between Ksh 15,000 and Ksh 49,999 monthly (71.8% of the formal income earners)
 - Mortgage-Gap Housing - individuals earning between Ksh 50,000 and Ksh 100,000 monthly (22.6% of the formal income earners).

AFFORDABLE HOUSING

- **Is the government's approach to providing affordable housing including taxing Kenyans the right way to go about it?**
 - Taxing Kenyans as savings for affordable housing may not be the best approach the government should take in providing affordable housing in the country.
 - The government should draw concepts and lessons from countries that have had successful affordable housing projects such as Austria, Singapore, Netherlands, German, and Demark among others. These should inform the strategies to employ in the country

AFFORDABLE HOUSING

- **Strategies the Government can apply in the provision of affordable Housing**
 - **Land Availability and Infrastructure Development:**
 - The government should prioritize the availability of suitable land for affordable housing projects by identifying and allocating land specifically for affordable housing purposes, creating land banks, and exploring innovative land-sharing models.
 - Investing in infrastructure development, such as roads, water, electricity, and sanitation systems, is crucial to support the growth of affordable housing projects.



AFFORDABLE HOUSING

- **Strategies the Government can apply in the provision of affordable Housing**
 - **Public-Private Partnerships (PPPs):**
 - The government can collaborate with developers, financial institutions, and other stakeholders to leverage their expertise, resources, and efficiency in delivering affordable housing projects. PPPs can help expedite construction, reduce costs, and enhance the overall quality of housing developments.

AFFORDABLE HOUSING

- **Strategies the Government can apply in the provision of affordable Housing**
 - **Social Housing Programs as opposed to the ongoing affordable housing projects:**
 - The government can initiate social housing programs to cater to low-income households and vulnerable populations.
Implementing mechanisms to ensure fair allocation and management of social housing units is crucial to ensure that those in need benefit from these programs.



AFFORDABLE HOUSING

- **Strategies the Government can apply in the provision of affordable Housing**
 - **Provision of Financial Support and Incentives:**
 - The government can provide financial support and incentives to both developers and potential homeowners. This can include direct subsidies, grants, tax incentives, and reduced interest rates on mortgage loans for affordable housing projects. By making housing more financially viable, the government can encourage private sector participation and increase the supply of affordable housing.

AFFORDABLE HOUSING

- **Strategies the Government can apply in the provision of affordable Housing**
 - **Capacity Building and Technical Assistance:**
 - The government should invest in capacity building and provide technical assistance to developers, housing professionals, and relevant government agencies. This can include training programs, workshops, and knowledge-sharing platforms to enhance skills, promote innovation, and improve the overall efficiency of the affordable housing sector.
 - Other strategies that can be used include land value capture and housing cooperatives, co-creation and regeneration, social cohesion, supply-side subsidies, and self-building among others

AFFORDABLE HOUSING

- **What is the Role of organized community groups such as resident associations in the realization of the affordable housing agenda in a country?**
 - Overall, organized community groups, such as resident associations, can act as catalysts for change in the realization of affordable housing in Kenya.

AFFORDABLE HOUSING

- **Advocacy and Lobbying:**
- Resident associations can serve as powerful advocates for affordable housing within their communities. They can engage in lobbying efforts to raise awareness about the need for affordable housing, press for policy changes, and advocate for increased government funding and support.

AFFORDABLE HOUSING

- **Community Mobilization:**
- Bringing together community members to address the issue of affordable housing collectively through meetings, workshops, and awareness campaigns, resident associations can foster a sense of unity and encourage community involvement in affordable housing initiatives.

AFFORDABLE HOUSING

- **Planning and Development of affordable housing projects:**
- They can collaborate with local authorities, developers, and nonprofit organizations to ensure that the housing projects meet the needs of the community. By providing input and feedback, they can help shape the design, location, and affordability of housing developments..

AFFORDABLE HOUSING

- **Resource Mobilization:**
- Plays a crucial role in mobilizing resources for affordable housing initiatives. They can seek funding from government programs, international organizations, philanthropic foundations, and corporate social responsibility initiatives. Additionally, they can engage in fundraising activities within the community to generate funds for housing projects.

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AFFORDABLE HOUSING

- **Monitoring and Evaluation:**
- They can monitor the progress of affordable housing projects and ensure transparency and accountability. By conducting regular evaluations, they can assess the impact of housing initiatives, identify challenges, and propose necessary improvements. This oversight can help ensure that affordable housing programs are effectively implemented and address the needs of the community.

THANK YOU



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