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THE ROLE OF NACCHU IN  
HOUSING DEVELOPMENT

Nachu - 27/1/89

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ON THE ROLE OF NACHU IN HOUSING DEVELOPMENT.

This short presentation outlines the role of NACHU in Housing Development.

**1 BACKGROUND**

**1.1 HOUSING IN KENYA**

Urban areas in Kenya are characterised by an acute shortage of housing stock, mainly due to rural-urban migration which accelerated tremendously after independence. For instance as early as the Plan Period 1978 - 83 it was estimated that 200,000 units would be needed. Some of these new units would be to cover the existing shortfall and the rest were to cater for expected increase in households over the five years. This situation has now changed on the higher trend. It is also estimated that 35% of Urban households live in slums. With the large shortfall existing the demand surpasses supply by far, resulting in high rents and overcrowding in low-income areas.

Poor housing conditions also exist in rural Kenya where the bulk of the population live. A number of housing projects have been implemented for low income groups in an effort to meet the demand for reasonable housing but these programmes, some financed and assisted by international donors and lending agencies, have only provided a small fraction of the required number of units. A good example of this is the World Bank funded Dandora Project in Nairobi which has delivered 6,000 units and the USAID funded Umoja Project. The City requirement is estimated at 14,000 units annually. Most programmes have favoured partial self-help on an individual basis with the organization and management of projects being carried out by Government Agencies and Local Authorities.

As demand far outstripped supply and the capacity of the official housing delivery system is severely limited, whether donor financed or not, low income Kenyans are adopting other strategies to provide themselves with housing close to their employment.