

H O U S I N G B L O C K C O U R S E

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Author : B.S. RIHAL,
CHIEF HOUSING OFFICER,
MINISTRY OF HOUSING
AND SOCIAL SERVICES.

HOUSING POLICIES AND STRATEGIES IN KENYA

1. INTRODUCTION:

- 1.1 The concept of economic development has undergone a revolutionary change in the latter part of the 20th Century. The criteria for successful development is no longer simply a rise in the per capita income of the whole nation but rather a noticeable and sustained rise in the living standards of the poorest members of society and the fulfilment of basic human needs.
- 1.2 The provision of shelter is at the core of any basic needs oriented planning. Well planned housing of acceptable standards and having all necessary services affords man dignity and status in society. In Kenya, the Government has placed a high priority on the development and improvement of housing to meet the needs of the lowest income groups. In the urban areas, where housing problems are acute, efforts are specifically concentrated on solving the housing problems of the low-income urban population. Studies show that the country will require about 30,000 units per annum to meet urban housing needs due to population increase during 1979-83. In addition there is a current shortfall of some 140,000 units. Thus during the 1979-83 plan period some 290,000 units will be required in the urban areas alone.

2. URBANIZATION POLICIES IN KENYA

- 2.1 Kenya's population is growing at a rate of about 3.4 per cent per annum; this is among the highest growth rates in the World. By the year 2000 Kenya's population is expected to be around 27 million. Most of the increase in population is expected to be employed in the agricultural sector but some 9 million Kenyans are expected to earn their living from non-agricultural employment in the year 2000. By then 8.5 million Kenyans will probably be living in urban areas compared to 2.3 million dwellers at present.