INCREMENTAL HOUSING

The case of Nairobi
Dandora and Umoja Housing Projects
Kenya:-Country Context

- Kenya became independent in 1963 and adopted a capitalist/market mode of economic development.
- Most of its urban policies in the 1970s and 80s were based on the global development paradigms propagated by the Breton Woods institutions.
- Currently the country population approximates 38 million people of which about 30% are urban.
- The population growth rate averages 2.% per annum, while the rate of urbanization is about 4.5% per annum.
Nairobi:- City Context

• Nairobi the commercial and political capital of Kenya has a day time population of about 4.5 million people and a night time population of 3.5 million.

• The urban process of Nairobi is dominated by informality with more than 60% of the population living in informal settlements.

• In the 1970s and 80s, the Dandora site and service project was implemented with support from the World Bank, resulting in 6,000 units.

• Similarly the Umoja core housing project was implemented in the same period with funding from USAID.
Layouts of Dandora and Umoja
Case Studies - Dandora
Case Studies - Dandora
Case Studies - Dandora
Case Studies - Dandora
Case Studies – Dandora
House No. 4718
Case Studies - Umoja
Case Studies - Umoja
Summary of Findings

• Most houses expanded with at least two rooms within the first year of occupation.
• The expansion was initially to satisfy the family’s spatial needs.
• Subsequently further expansion has been done for additional income through sub-letting of rooms.
• In many cases most additional rooms have been built using a different typology from that approved by the city council.
• Many units have subsequently been demolished and replaced by either single lettable rooms or 1&2 bed roomed apartments on 4 to 5 levels.
Transformations of Umoja
Single to Multistory Units
Summary of Findings Cont’d

• There are more renters than owners in the units surveyed, a condition that is applicable to most of Nairobi.

• Many respondents felt that the council should have sold fully built units since most people who could not build sold their serviced plots.

• Many households are headed by women as the men are absent or have retired to the rural areas.

• Most dwellings are not occupied by one household but by multiple households.
Applicability

• Although incremental housing is applicable in Nairobi, the proximity of Dandora and Umoja to the CBD made horizontal growth uneconomical.

• A viable strategy for urban growth requires access to affordable serviced land (land banks/reserves).

• The use of Community Land Trust (CLT), as opposed to individual titles might generate more viable urban communities – (the case of Kambi Moto, Huruma)

• Private developers seem to be pointing towards experimenting with “shell only” strategies on several levels.