

# Kenya's State of Housing Report – Volume 3: Towards an Alternative Approach to Addressing Social Housing Challenges



Nairobi, Kenya, August 2022

## Kenya's State of Housing Report – Volume 3: Towards an Alternative Approach to Addressing Social Housing Challenges

Disclaimer: This report is based on studies in Nairobi, Kisumu and Mombasa. It focused mainly on evictions. It is a continuation of two other previous state of housing reports. It is therefore neither intended to give the overall assessment of the government housing programme nor the housing situation in the whole country (Kenya).

A publication of the Economic and Social Rights Centre – “*Haki Jamii*”

PO Box 11356 - 00100 Nairobi.

Tel. +254 726 527 876

E-mail: [esrc@hakijamii.com](mailto:esrc@hakijamii.com)

Website: [www.hakijamii.org](http://www.hakijamii.org)

All rights reserved.

No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by means without the prior permission of the publisher.

© 2022 Economic and Social Rights Centre

Prepared by:

Prof. Alfred Omenya

Eco-Build Africa

Design, Layout & Printing:

# Contents

## Table of Contents

CONTENTS	2
LIST OF ABBREVIATIONS AND ACRONYMS	4
FORWARD	5
EXECUTIVE SUMMARY	6
METHODOLOGICAL NOTE	10
1. BACKGROUND	11
2. OVERVIEW OF GOK HOUSING PROGRAMME 2017-2022	15
2.1 PLANNED HOUSING BY GOK	15
2.2 GOK PROGRAMME IN NAIROBI	16
2.3 GOK PROGRAMME IN MOMBASA	18
2.4 GOK PROGRAMMES IN KISUMU	19
2.5 OTHER GOK PROGRAMMES	20
2.6 CIVIL SERVANTS HOUSING	22
2.7 PRIVATE SECTOR INITIATIVES	22
2.8 OVERALL DELIVERY BY GOVERNMENT	23
2.9 EMERGING ISSUES FOR SOCIAL HOUSING	23
3. HOUSING EVICTIONS IN NAIROBI	24
3.1 MUKURU PRIVATE DEVELOPER EVICTIONS	25
3.2 DEEP SEA	27
3.3. WILSON AIRPORT, UPENDO VILLAGE	29
4. HOUSING EVICTIONS IN MOMBASA	31
4.1 BUXTON	32
4.2. CHANGAMWE	35
4.3. MWOROTO MANDIZINI	37
4.4 MKUPE CHANGAMWE ROAD	38
4.5. BANGLADESH	40
4.6 KWA BULO	42
5. HOUSING EVICTIONS IN KISUMU	44
5.1. KIBOS, NUBIAN VILLAGE	44
5.2 OLD MUNICIPAL HOUSES REDEVELOPMENT	47
6. LOOKING FORWARD	49
6.1 KEY CHALLENGES IN ADDRESSING SOCIAL HOUSING UNDER THE BIG 4 AGENDA	49
6.2 THE FOLLOWING ARE THE KEY RECOMMENDATIONS FOR MAIN STAKEHOLDERS	49
6.3 RECOMMENDATIONS FOR POLICY & PROGRAMMES	50
7. REFERENCES	51
8. LIST OF ENTITIES CONSULTED	52

*This document has been prepared by Prof. Alfred Omenya, Eco-Build Africa and Kenyatta University, School of the Built Environment. It is a copyright © of the Economic and Social Rights Centre – Haki Jamii. Contacts: PO Box 11356-00100 Nairobi. Tel. +254 726527876. E-mail: [esrc@hakijamii.com](mailto:esrc@hakijamii.com)*

## List of Abbreviations and Acronyms

CBD – Central Business District  
CIDP - County Integrated Development Plan  
CS - Cabinet Secretary  
CSO - Civil Society Organization  
CSUDP - Civil Society Urban Development Program  
KENSUP - Kenya Slum Upgrading Program  
KISIP - Kenya Informal Settlements Improvement Program  
KMRC - Kenya Mortgage Refinancing Company  
NHC - National Housing Cooperative  
MoUs – Memorandum of Understanding  
SACCO – Savings and Credit Cooperative Society  
JV – Joint Venture  
KeNHA - the Kenya National Highway Authority  
KNBS – Kenya National Bureau of Statistics  
KPLC – Kenya Power and Lighting Company  
KUSCCO – Kenya Union of Savings and Credit Cooperatives  
LAPSSET - *Lamu Port-South Sudan-Ethiopia-Transport Corridor*  
MAWASCO – Mombasa Water and Sewerage Company  
NACHU – National Cooperative Housing Union  
NAMSIP - Nairobi Metropolitan Services Improvement Projects  
NCA – National Construction Authority  
NEMA – National Environment Management Authority  
PPP - Public Private Partnerships  
RBA - Retirement Benefits Authority  
SPV – Special Purpose vehicle  
UNHCHR - the United Nations High Commissioner for Human Rights

## Forward

*Haki Jamii* is committed to promoting social and economic rights of poor communities. The organisation has been at the forefront of engaging government and stakeholders on realisation of rights, in many realms, especially health and housing. Housing rights also include right against forceful evictions, as per UN-Charter on Social and Economic Rights.

*Haki Jamii* has been a major player among CSOs working in the housing sector, knowing that cooperation is key to achieve the impacts that the organisation desires. From its inception, the organisation has been working with communities in many parts of the country on security of tenure and housing rights issues.

When the Government of Kenya embarked on its Big Four Agenda with housing as one of the four sectors to be addressed, *Haki Jamii* was keen to see that housing rights were realised, hence the decision to monitor the government's efforts. *Haki Jamii* has done this through three (3) volumes of reports on the State of Housing in Kenya, this being the third one.

This report focuses mainly on housing issues, both built units and home demolitions, between 2020 and 2022, in Nairobi, Kisumu and Mombasa. It was not intended to be a countrywide study, and therefore must be interpreted with those limitations in mind. This was a period marked by Covid-19 and reorganisation of government priorities. Incidentally, there were many demolitions that occurred during this period whose legality is questionable. This State of Housing Report delves deep into the housing situation for many slum and informal settlements dwellers during this period. It also assesses the delivery of homes during this period.

The report has also explored in depth how communities seek redress for their housing rights. It is noted that when communities go to court, whether they win the cases or not, the compensations are seldom paid. On the other hand some government agencies are starting to embrace alternative dispute resolution mechanisms. Although this is nascent, the report explores ways in which this can be improved.

The report also makes policy recommendations that the new government getting into office in August 2022 can use to help develop and implement an effective housing policy and programme.

**Amina Hashi – Chief Executive Officer**

## Executive Summary

The State of Housing Reports is an initiative of Economic and Social Research Centre - *Haki Jamii* to assess the Government of Kenya's performance on housing delivery to the urban poor, under the Big Four Agenda. It focuses mainly on social housing in three biggest urban areas in Kenya, i.e. Nairobi, Mombasa and Kisumu. The government's programme intended to deliver housing for some 500,000 Kenyans in the last five years (2017-2022). *Haki Jamii's* interest has been to monitor how government's promise to deliver social housing is being realised. *Haki Jamii* has systematically monitored and given advisory on the implementation of this programme.

### Three Reports Review Kenya's Attempts to Deliver Social Housing

This report, *The State of Housing Report Volume Three* is a continuation of previous *State of Housing Reports* that reviewed the government's housing programme between 2017-2022.

- (c) *State of Housing Report – Volume One* covered the period between 2017-2018<sup>1</sup>. There had been very limited implementation of the governments' housing programme during this period since the government was mostly developing plans and various policy and financial instruments to realise the programme. This report was therefore focused on critiques of intentions rather than concrete outcomes. The study focused on on Social Housing. The report concluded that the pledges relating Social Housing were unlikely to be realised since the government used mainly housing development models and financial instruments suitable for formally employed middle class.
- (d) *State of Housing 2 Report Volume Three*<sup>2</sup> covered the period between 2018-2019. It studied the first phase of implementation of the housing programme. It focused on relevance of housing finance. The report noted that the financial instruments that government had developed pivoting around mortgages were ill suited for the people under the social housing category, who mainly lived in informal settlements and worked in the informal economy with no regular income. This report recommended that to deliver social housing, government should focus on organising communities into cooperatives and other forms of savings schemes towards housing which is better aligned with the jobs and incomes of people within this sector. The report also noted that there were numerous evictions, which could undermine the government's efforts to realise housing rights for the citizens.

---

<sup>1</sup> Omenya A. (2018) *state of Housing Report – Will Government Strategy Deliver on Social Housing?* Nairobi: Centre for Socio-Economic Rights – Haki Jamii

<sup>2</sup> Omenya A. (2019) *State of Housing Report Volume 2: Is Government Faltering on Its' Big 4*

<sup>2</sup> Omenya A. (2019) *State of Housing Report Volume 2: Is Government Faltering on Its' Big 4 Housing Promises?* Nairobi: Centre for Socio-Economic Rights – Haki Jamii

- (e) The State of Housing Report Volume Three completes the review of the government's housing programme by covering the remaining period 2020-2022. It also intended to review housing delivery and evictions from the Covid-19 period, i.e. from 2020. This report is also intended to be used to engage the incoming government, after August 9<sup>th</sup> 2022 national elections on specific issues that would enable the housing policy to be effective. It also has recommendations for various government agencies, communities and civil society groups working on housing and housing rights.

### **Sources of Information for the State of Housing Report**

The Third State of Housing Report involved review of secondary data, including published documents and grey literature. The central source of this information was official government reports. It also involved key informant interviews from various government departments and state agencies, civil society, development partners, professionals associations and community members. CSO and community meetings and site visits were held in Kisumu, Mombasa and Nairobi. Field visits to Mombasa were conducted between 5<sup>th</sup> and 8<sup>th</sup> July. It included visits to various location including Buxton, Mandizini, Kwa Bulu, Mkupe, and Changamwe. Field visits to Kisumu was done between 11<sup>th</sup> and 14<sup>th</sup> July and included visits to Obunga, Nyalenda, Ofafa, Makasembo and visits to National Housing Cooperative Union (NACHU) offices. Field visits in Nairobi were done on various dates and included visits to Mukuru Kwa Njenga and Kwa Reuben, Upendo Village and Deep Sea.

### **What Did the Big Four Agenda Deliver under Housing?**

Affordable housing initiative under the Big 4 Agenda intended to facilitate the development of houses under following categories:

- a) Flagship projects that were intended to build investor confidence and create momentum for the program;
- b) Flagship social housing projects that were intended to improve informal settlements and slum upgrading; and
- c) County projects, which were to be based on MoUs signed with Counties that would receive support from National Government to deliver the housing units.

The programme planned to build 502,000 houses in five years (between 2017 and 2022)<sup>3</sup>. According to data from the Ministry of Transport, Housing and Urban Development, this programme has delivered some 13,529 units through the government and its agencies. The Principal Secretary of Housing and Urban Development put the number at about 8,000 (July 15<sup>th</sup> 2022, Citizen TV interview)<sup>4</sup>. This number is a bit higher if one factors in private sector developments spurred directly by the Big 4 Agenda. However there is no concrete

---

<sup>3</sup> Republic of Kenya. *Affordable Housing Programme (Boma Yangu)*. <https://bomayangu.go.ke/> Cited in July 2022.

<sup>4</sup> See also interview with Housing PS on citizen (July 2022) *Why government has been unable to build 500,000 affordable houses - PS Hinga* <https://www.youtube.com/watch?v=X88MqXAlruw&t=13s>

data on this<sup>5</sup>. Overall, the following are the observations of the programme's impact on social housing:

- a) There has not been much delivery under social housing category. Apart from Kibera Zone B, the Big Four Agenda has failed to deliver for this segment of its plan.
- b) Affordability of these houses by displaced residents has never been resolved. Units cost between Kshs 1.5 million and Kshs 4.0 million. Most of the displaced residents cannot meet the stringent payment terms and also do not qualify for mortgages. The developers do not even bother to offer housing to the displaced residents.
- c) None of the housing schemes save for Soweto East, has been able to accommodate even some of the former residents.
- d) Terms and conditions of payments for the housing exclude the target group under social housing. Requirements of 12.5% down payment and balances to be paid within 90 days (Stoni Athi) to three years do not favour the low income.
- e) Some of the housing developments resulted in un-procedural, even illegal displacement of people.
- f) The question is: Did government destroy more houses than it built? The report answers this question in the affirmative, especially in the study areas on Nairobi, Mombasa and Kisumu.

#### **Key Challenges in Addressing Social Housing Under the Big 4 Agenda**

The following challenges were identified by the study on the implementation of the housing programme and evictions:

- a) Intended beneficiaries of social housing have not been reached with government / private sector housing developments;
- b) Communities appreciate the need for displacement for purposes of public interest developments;
- c) There is weak implementation of relocation and resettlement guidelines by both public and private agencies;
- d) Public participation in government housing development or development by other state agencies that result in displacement of people is very weak;
- e) There are challenges around compensation for land, housing and businesses destroyed due to developments;
- f) There are challenges around security of tenure for those who have lived in public and private lands for decades;
- g) There are challenges around current judicial processes, whether the cases are won, lost or sent to arbitration; and
- h) There is nascent alternative dispute resolution mechanisms, with challenges and opportunities.

---

<sup>5</sup> Munde, Claire (2022) Housing Ministry, Gov't spokesperson differ on number of affordable houses built. <https://www.citizen.digital/news/housing-ministry-govt-spokesperson-differ-on-how-many-affordable-houses-have-been-built-n302165>



### **The Following are the key Recommendations for Main Stakeholders**

- a) **Communities:** enumeration, thorough documentation, awareness creation about communities' rights and responsibilities and capacity building on matters around land tenure is key.
- b) **Civil Society:** need to collaborate with government, communities and one another to get practical solutions to the issues around evictions and resettlement of communities. CSOs also need to collaborate on capacity building of communities. The study indicates that CSOs need to be thorough in their interventions, including arbitration and court cases.
- c) **Government Agencies:** need to undertake thorough public participation not merely "conveying information" to the project affected persons and the general public. There is need to follow due processes in implementation of public projects. There is need to clearly communicate the rationale for compensation of displaced persons.
- d) **Making ADR work:** alternative dispute resolution mechanisms and alternative justice systems are showing better results than court cases for both parties (communities and government). These need to be developed and structured appropriately. All parties to the displacement, evictions, displacement and compensation disputes need to have goodwill and adequate documentation to support the claims / awards.

### **Recommendations for Policy & Programmes**

- a) Main political parties are focusing on housing supply rather than demand. Azimio Manifesto links supply of housing to industrialisation / manufacture. It also highlights need for infrastructure improvement for slums and informal settlements. The rest of the provisions mimic the current government programme.  
Kenya Kwanza Manifesto recommends expanding the mortgage market to cover more (1 million people earning Kshs 10,000). It also makes recommendations on development of rural settlements to protect agricultural lands, among other provisions.
- (b) These policy positions, if implemented, can contribute to housing supply and demand, but will not solve the problems of "Social Housing". Both manifestos do not provide feasible solutions to supply of social housing, slum upgrading and prevention of evictions.
- (c) Impactful Housing Policy should focus, inter alia, on the following:
  - Evidence shows that upgrading of infrastructure and services and securing tenure in informal areas result in direct improvement of housing conditions; people build better houses in those contexts.
  - Majority of Kenyans, about 70% in both urban and rural areas, are renters. Even in slums people rent. Housing policy should focus on provision of affordable, good quality rental housing to impact majority of Kenyans (over 35 million people).
  - There should be a shift of focus from direct purchase of homes in greenfield sites which so far has not yielded even one house to the project affected persons. The focus of housing provision for the majority of low

income households should be on incremental self-build housing that guarantees limited / no displacements.

- There should be elimination of forced evictions. Evictions guidelines should be adhered to, supported by robust complaints redress mechanisms, alternative dispute redress mechanisms and alternative justice systems.

## Methodological Note

The study involved review of secondary data, including published documents, and grey literature, e.g. government policy and project documents, and presentations from experts and communities.

The study also involved key informant interviews, community meetings and site visits in Kisumu, Mombasa and Nairobi. Those engaged have been listed in Appendix 1.

Field visits in Mombasa were conducted between 5<sup>th</sup> and 8<sup>th</sup> July. It included visits to various location including Buxton, Mandizini, Kwa Bulo, Mkupe, and Changamwe. Field visits to Kisumu were done between 11<sup>th</sup> and 14<sup>th</sup> July and included visits to Obunga, Nyalenda, Ofafa, Makasembo and visits to National Housing Cooperatives Union (NACHU) offices. Field visits in Nairobi were done on various dates and included visits to Mukuru Kwa Njenga and Kwa Reuben, Upendo Village and Deep Sea.

The research team conducted four workshops organised by *Haki Jamii* dealing with most of the topics discussed in the report. These workshops involved communities, CBOs, CSOs, county and national government officials and representatives of government agencies. They were conducted as follows:

- Mombasa on the 7<sup>th</sup> of July 2022,
- Kisumu on the 13<sup>th</sup> of July 2022; this involved communities, CSOs and government agencies
- Nairobi on the 20<sup>th</sup> of July 2022;
- Nairobi Stakeholders Workshop on the 22<sup>nd</sup> of July 2022; and
- Validation Workshop on the 28<sup>th</sup> of July 2022.

Information from literature, interviews and meetings were triangulated and used to verify the authenticity of information. A draft report was developed which was subjected to stakeholders for validation. Gaps were identified which were then addressed in this final report.

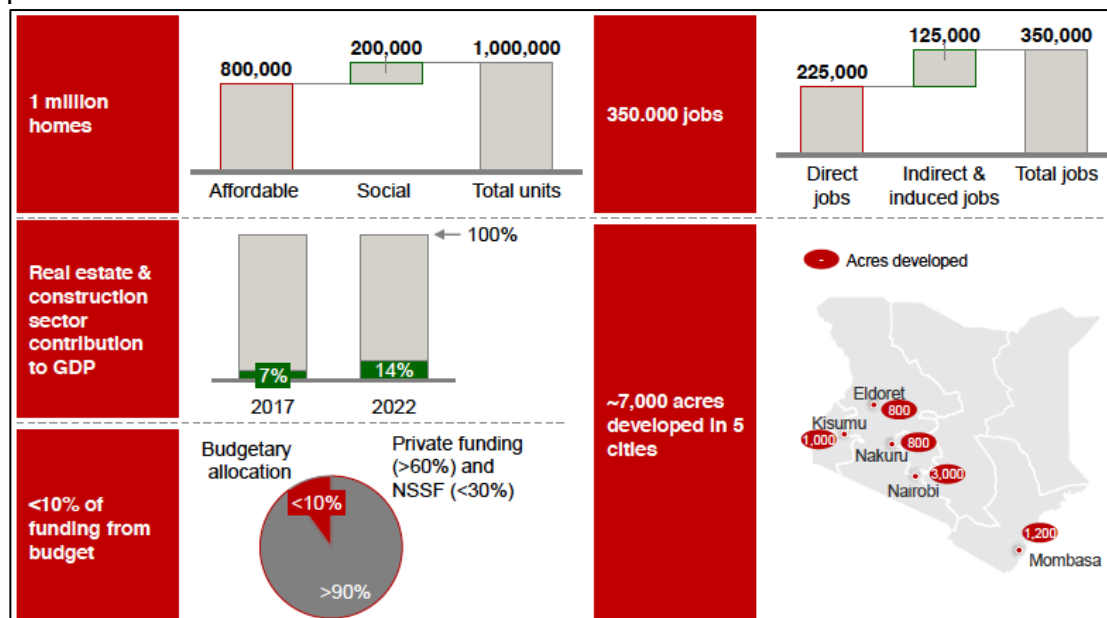
Limitations: as indicated earlier, this report is based on studies in Nairobi, Kisumu and Mombasa. It focused mainly on evictions. It is a continuation of previous studies. It is therefore neither intended to give the overall assessment of the government housing programme nor the housing situation in the whole country (Kenya).

## 1. Background

The *State of Housing Reports* is an initiative of *Haki Jamii* to assess the Government of Kenya's performance on housing delivery for the urban poor. The government's policy is anchored on the Big Four Agenda that promised to deliver housing for some 500,000 Kenyans in the last five years. *Haki Jamii's* interest has mainly been to monitor how government's promise to deliver social housing is being realised. *Haki Jamii* has systematically monitored and given advisory on the implementation of this programme.

*State of Housing Report Volume Three* is a continuation of previous *State of Housing Reports* that reviewed the GoK Housing Programme between 2017-2022. *State of Housing Report Volume 1* covered the period of 2017-2018<sup>6</sup>.<sup>7</sup> The government had initially planned to develop one (1) million housing units in five years. Out of these 800,000 units were categorised as *affordable housing* for the low income, while 200,000 were categorised as *social housing*. This was later scaled down to 500,000 units with the target for social housing being lowered to 100,000 units in five years.

<sup>8</sup>The government intended to fund these initiatives to the tune of 10%, while the state owned NSSF was expected to give 30% funding. The balance, 60% was meant to come from the private sector. Figure 1 below highlights this initiative as initially planned.



**Fig. 1-1: Key metrics of 1 million homes**

Source: GoK, 2017

<sup>6</sup> Omenya A. (2018) *state of Housing Report – Will Government Strategy Deliver on Social Housing?* Nairobi: Centre for Socio-Economic Rights – Haki Jamii

<sup>7</sup> Government of Kenya (2017) *“The Big Four” – Immediate Priorities and Actions for the New Term.* Nairobi: the Presidency.

<sup>8</sup> *ibid*

When the State of Housing Volume One report was being published, there had been very limited implementation of the governments’ housing programme. The Government was mostly developing plans and various policy and financial instruments to realise the programme. The review was therefore focused on critiques of intentions rather than concrete projects. The critique focused on “Social Housing” which had been misinterpreted by the government, focusing only on home ownership as opposed to internationally definition that tends to emphasize affordable rental housing<sup>9</sup>. Social Housing was to cost between Kshs 600,00 – Kshs 1,050,000. Government has developed no such houses so far.

	1 room KES	2 room KES	Bedsitter KES	1 bedroom KES	2 bedroom KES	3 bedroom KES
<b>Social housing (Max Cost)</b>	• 600,000	• 1,050,000	• n/a	• n/a	• n/a	• n/a
<b>Affordable Housing (Max Cost)</b>	• n/a	• n/a	• 800,000	• 1,000,000	• 2,000,000	• 3,000,000

**Figure 1-2: Social Housing and Affordable Housing<sup>10</sup>**

The report concluded that this was unlikely to be realised since the government used mainly housing development models and financial instruments suitable for formally employed middle class.

State of Housing Volume Report 2<sup>11</sup>, which covered the period between 2018-2019, studied the first phase of implementation of the housing programme. It focused on relevance of housing finance. Again it noted that the financial instruments that government had developed pivoting around mortgages was ill suited for the people under the social housing category, who mainly lived in informal settlements and worked in the informal economy with no regular income.

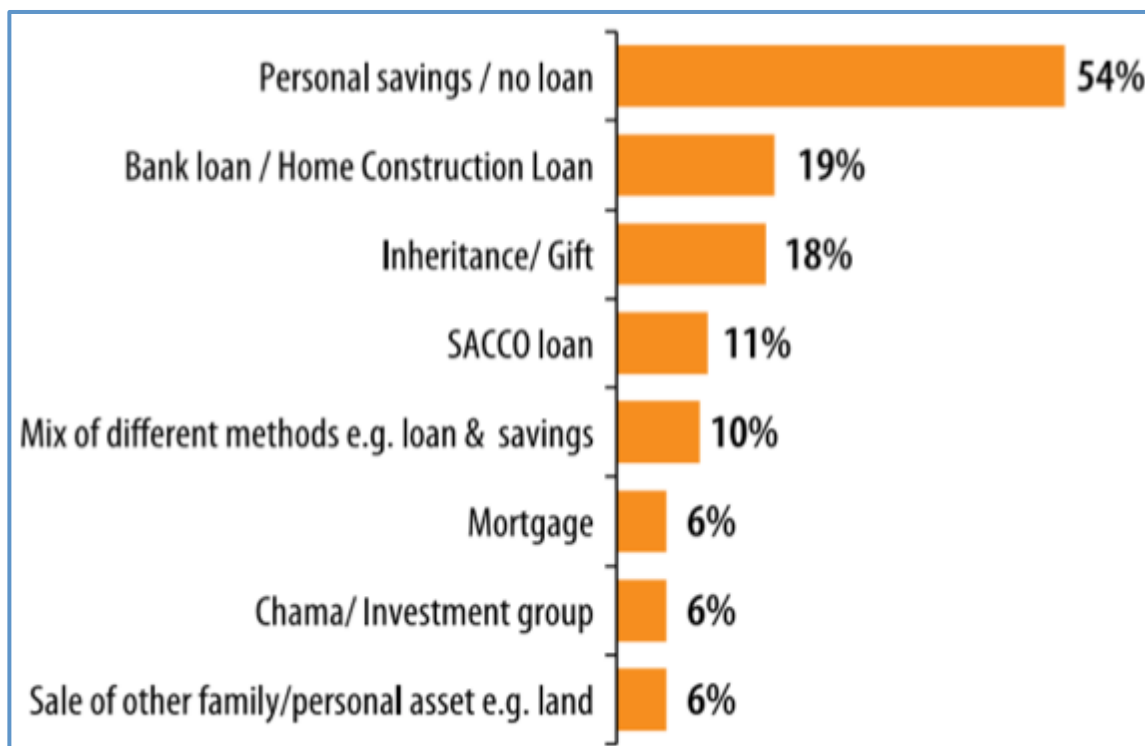
Quoting the 2015 Home Ownership survey by the Kenya Bankers Association, the study noted that although “bank financing through home construction or home purchase loans, while a relatively highly used source of end user financing for house ownership, is not the most preferred financing model for housing

<sup>9</sup> See Titmus, Richard (1974) *What is Social Policy*. London: George Allen & Unwin Limited. See also Mills, John (2007) *Ends and Means: the Future role of Social Housing in England*. Summary of Case Report Number 34. London: ESRC Research Centre for Analysis of Social Exclusion pp 11 & 12.

<sup>10</sup> Government of Kenya (2017) “The Big Four” – Immediate Priorities and Actions for the New Term. Nairobi: the Presidency page 61.

<sup>11</sup> Omenya A. (2019) *State of Housing Report Volume 2: Is Government Faltering on Its' Big 4 Housing Promises?* Nairobi: Centre for Socio-Economic Rights – Haki Jamii

ownership compared to personal savings”<sup>12</sup>. The study also indicated SACCOs have recently become one of the most preferred alternatives to borrowing from banks and other housing finance institutions in Kenya owing to their ability to reach low income earners and people working in the informal sector, as well as their ability to mobilise large amounts of funds from thousands of deposit making members. In 2016, the most common source of loans for land or housing was SACCOs at 45.9%, followed by banks at 34.2%<sup>13</sup>.



**Figure 1-3 Sources of finance for home ownership**  
**Source: Omenya 2018**

This report recommended that to deliver “social housing” government should focus on organisation of communities into cooperatives and other forms of savings schemes towards housing that is better aligned with the jobs and incomes of people within this sector. The report adopted the United Nations High Commissioner for Human Rights (UNHCHR, 1993:np) definition of forced evictions being the involuntary removal of persons from their homes or land, directly or indirectly attributable to the State and the private sector<sup>14</sup>. It noted that there were numerous evictions which might jeopardise the government’s efforts to realise housing rights for the citizens as provided for in the Constitution of Kenya, 2010<sup>15</sup>.

<sup>12</sup> Kenya Bankers Association Centre for Research on Financial Markets and Policy, *The Home Ownership Survey*, 2015.

<sup>13</sup> CAHF, *Housing Finance in Africa Yearbook 2018*.

<sup>14</sup> Otiso, Kefa, M (2003) *Forced Evictions in Kenyan Cities*. *Singapore Journal of Tropical Geography*.

<sup>15</sup> Republic of Kenya (2010) *the Constitution of Kenya*. Nairobi: Government Printer.

State of Housing Report Volume Three therefore completes the review of the government's housing programme, from 2017-2022. It also reviews housing delivery and evictions during the Covid-19 period, i.e. from 2020. This report is intended to be used to engage the incoming government after the August 2022 Kenyan national elections on specific issues that would enable the housing policy to be effective. It also has recommendations for Government Agencies, communities and civil society groups working on housing and housing rights.

## 2. Overview of GoK Housing Programme 2017-2022

### 2.1 Planned Housing by GoK

The Big 4 Agenda- Affordable housing initiative intended to facilitate the development of houses under following categories<sup>16</sup>:

- d) Flagship Projects - these projects are intended to build investor confidence and create momentum for the program.
- e) Flagship Social Housing Projects - these projects are intended to improve informal settlements and slum upgrading.
- f) County Projects - These projects are based on MoUs signed with Counties, which will receive support from National Government on the development of infrastructure for land that will be made available for housing developments.

The programme planned to build 502,000 houses in 5 lots as tabulated below:

(a) Lot 1 was to be done in Financial Year 2017/2018 and was to yield some 157,640 housing units spread out as follows:

- Park road (1,640 units);
- Shauri Moyo (5,300 units);
- Starehe (3,500 units);
- Mavoko (5,500 units);
- Social housing (15,000 units);
- Counties (48,000 units); and
- Nairobi and Mombasa County (78,700 units).

Lot 2 was to be completed within Financial Year 2018/2019 and was to deliver 155,000 units. It would deliver the following developments:

- Counties 2 (45,000 units);
- Nairobi Regeneration of old council houses (20,000 units);
- Police Housing Phase 1 (10,000 units)
- NSSF Land Mavoko Phase 1 (20,000 units)
- Cooperatives delivered housing 1 (20,000 units)
- Units by private developers under the Big 4 programme phase 1 (40,000 units).

Lot 3 was to be implemented in the financial Years 2019/2020 and was planned to deliver 125,000 units as follows:

- Counties 3 (45,000 units);
- Redevelopment of Nairobi Old Estates 1 (20,000 units)
- Police 2 (10,000 units)
- NSSF Land Mavoko P2 (20,000 units)

---

<sup>16</sup> Government of Kenya (2017) "The Big Four" – Immediate Priorities and Actions for the New Term. Nairobi: the Presidency.

See also Republic of Kenya. Affordable Housing Programme (Boma Yangu).

<https://bomayangu.go.ke/> Cited in July 2022.

- Cooperatives 2 (10,000 units)
- Private Developers 2 (20,000 units).

Lot 4 (Financial Year 2020/2021) was to deliver 115,000 units spread out as follows:

- Counties 4 (45,000 units)
- Redevelopment of Nairobi Old Estates 2 (20,000 units)
- Police 3 (10,000 units)
- NSSF Land Mavoko P3 (10,000 units)
- Cooperatives 3 (10,000 units)
- Private Developers 3 (20,000 units).

Lot 5 was to deliver 105,000 units in the financial FY2021/2022 as follows:

- Counties 5 (45,000 units)
- Redevelopment of Nairobi Old Estates 3 (20,000 units)
- Police 4 (10,000 units)
- Cooperatives 4 (10,000 units)
- Private Developers 4 (20,000 units).

## 2.2 Gok Programme in Nairobi



**Figure 2-1: Park Road Ngara housing design**  
**Source: Government of Kenya, 2022**

**a) Park Road** was the first development promoted by the Government under the Affordable Housing Program. This integrated human settlement project is located in the Ngara area of the City of Nairobi, and was planned to produce 1,370 units. The project has been completed.



**b) Starehe Affordable Housing Project.** This development is located approximately 2.5km from the Nairobi CBD. It is envisioned as a mixed-use development with social, common and housing amenities. Construction has not started yet.



**Figure 2-2: Pangani Housing Design**  
**Source: Government of Kenya, 2022**

**c) The Pangani Affordable Housing Project** is an initiative by the Nairobi City County Government in partnership with Tecnofin Kenya Limited to renew and re-create Pangani Estate by way of providing dignified and affordable homes for residents of Nairobi. It is one of the premier PPP (Public Private Partnership) Venture. Construction is currently ongoing. When complete, the project will have 1,562 units with amenities in the commercial space to cater to residents.



**Figure 2-3: Kibera East Zone B as built**  
**Source: Government of Kenya, 2022**

**d) Kibera Soweto East Zone B.** This project is located in Kibra, Langata Sub-county, Nairobi County. The proposed number of units is 4,400 residential units of one, two and three rooms in high-rise blocks of 12 floors. Other proposed amenities: 2 nursery schools, one primary school, market stalls, social hall and youth centre.

**e) Mariguini Informal Settlement.** Proposed redevelopment of 2,600 unit in Mariguini informal settlement in Starehe Sub-county, Nairobi County. The development is composed of one, two and three rooms in high rise blocks of 10 floors. Proposed amenities include nursery school, dispensary, and community centre. This project has not started yet.

### 2.3 GoK Programme in Mombasa



**Figure 2-4: Buxton point Housing as Designed**  
**Source: Government of Kenya, 2022**

**The Buxton Point** is a joint venture partnership of the County Government of Mombasa and investors. It is a redevelopment of old municipal houses. It is currently under construction. When completed will have a total of 1,850 units.

## 2.4 GoK Programmes in Kisumu



**Figure 2-5: Makasembo Housing Design, Kisumu**  
**Source: Government of Kenya, 2022**

a) **Makasembo:** This is a development in Kisumu through collaboration between Laptrust Fund and the County Government. The initial tenants have been awarded payment of Sh96,000 each, as a stipend to leave the place that had been earmarked for a facelift. The Makasembo upgrade consists of 1,700 houses at a cost of Kshs 3.5 billion.

b) **Anderson & Ofafa:** 1,200 decent and affordable housing units in Anderson – Ofafa estate was unveiled earlier this year. This initiative is also a public private partnership between the County Government of Kisumu and Laptrust Fund.

c) **Shauri Moyo,** Kisumu County. The project consists of construction of **250 housing units** and associated infrastructural services in two sites. 210 housing units have been offered for sale while 40 one-bedroom units have been reserved for rental purposes.

The new housing units in Kisumu will be comprised of one, two and three bedroomed houses with prices ranging from Sh1.6million to Sh2.5 million. The project is expected to take one and a half years. There are no long-term mortgages; payments for the homes are expected within three years. Most of the displaced people cannot afford them.

## 2.5 Other GoK Programmes



**Figure 2-6: Kings Sapphire project, Nakuru**  
**Source: Government of Kenya, 2022**

**King's Sapphire Project** is in Bondeni area, Nakuru Town. The project has a total of 605 units.



**Figure 2-7: Kitui County Affordable Housing Project**  
**Source: Government of Kenya, 2022**

**Kitui County Affordable Housing Project**, located in Kalawa Road, is a Public Private Partnership (PPP) between the Kitui County Government and Tecnofin Kenya Limited a private real estate development company. 509 units are set to be

built. The anticipated completion date is 2 years from launch date, which will be later this year (December 2022).



**Figure 2-8: Stony Athi Housing Project**  
**Source: Government of Kenya, 2022**

**NHC Stoni Athi View** These are rental-housing units in Machakos County. They are located off Nairobi-Mombasa Highway, 1 km from Kenya Meat Commission, in Athi River, 20 KM from JKIA, 3 km from EPZ and multiple manufacturing facilities. There are a total of 170 units.



**Figure 2-11: Mavoko Housing**  
**Source: Government of Kenya 2022**

**Mavoko Sustainable Housing Programme.** The project is a sustainable housing development located in Mavoko area of Machakos County that will see the provision of 463 units including various social amenities.

## 2.6 Civil Servants Housing

The civil servants housing scheme under the Big Four Agenda has been anchored on the redevelopment of municipal housing in various parts of the country. It has delivered 863 housing units by the time this study was being undertaken. The following are some of the units delivered under this programme:

- Machakos Civil Servants Housing. The project entails the construction of 200 units and includes a number of common and social amenities. Units are only available to civil servants - for sale and for rent.
- Embu Civil Servants Housing. The project entails the construction of 220 units of two and three bedroom units and includes a number of social amenities. Units available to civil servants for sale and for rent.
- Kiambu Civil Servants Housing. The project entails construction of 193 units including 3 daycare classrooms and other amenities.



**Figure 2-12: Embu Civil Servants Housing  
Skyscraper city (2022)<sup>17</sup>**

## 2.7 Private Sector Initiatives

Some private sector companies have taken advantage of the government initiatives to spur development of low income housing. The following are some of those developments:

---

<sup>17</sup> <https://www.skyscrapercity.com/threads/kenya-affordable-housing-programme-countrywide-500-000-units-proposed.2155274/page-3>

- **Joinven Investments** is located on LR 12715/289 on 5.05 acres in Syokimau, Machakos County. The development has a total of 440 units.
- **Kings Serenity** located on LR Ngong/Ngong/52124 on 8.426 acres in Ongata Rongai County, about 10 minutes away from Galleria Mall – Nairobi. The project comprises 734 two-bedroom apartments with a plinth area of 75 M<sup>2</sup> each.
- **Moke Gardens** located within in Athi River, Machakos County, within the Lukenya area. It comprises of four bedroom maisonettes (phase 1) and 1, 2 and 3 bedroom apartments (Phase 2 – 4). Phase 1 is partially sold and occupied. The other phases are yet to commence.

## 2.8 Overall Delivery by Government

The projects highlighted in this section are at different stages of development. According to the data from the Ministry of Transport, Housing and Urban Development, this programme has delivered some 13,529 units through the government and its agencies. The Principal Secretary of Housing and Urban Development put the number at about 8,000 units (July 15<sup>th</sup> 2022, Citizen TV interview). This number is a bit higher if one factors in private sector developments spurred directly by the Big 4 Agenda. However there is no concrete data on this<sup>18</sup>.

## 2.9 Emerging Issues for Social Housing

- a) There has not been much delivery under social housing category. Apart from Kibera Zone B, the Big Four Agenda has failed to deliver for this segment within its plan.
- b) Affordability of these houses by displaced residents has never been resolved. Units cost between Kshs 1.5 million and Kshs 4.0 million. The developers do not even bother to offer housing to the displaced residents. Most of the displaced residents cannot meet the stringent payment terms and also do not qualify for mortgages.
- c) None of the housing schemes save for Soweto East, has been able to accommodate even some of the former residents.
- d) Terms and conditions of payments for the housing exclude the target group under social housing, from 12.5% down payment to payment of balances from 90 days (Stoni Athi) to three years do not favour the low income.
- e) Some of the housing development resulted in un-procedural, even illegal displacement of people.

---

<sup>18</sup> Republic of Kenya. Affordable Housing Programme (Boma Yangu). <https://bomayangu.go.ke/> Cited in July 2022. See also interview with Housing PS on citizen (July 2022) Why government has been unable to build 500,000 affordable houses - PS Hinga <https://www.youtube.com/watch?v=X88MqXAlruw&t=13s>

### 3. Housing Evictions in Nairobi

There were numerous evictions in the City of Nairobi during the period under review, 2020-2022 that coincided with the Covid 19 pandemic. These ranged from evictions for the Nairobi Expressway Construction, construction of other roads and amenities, evictions from public land and private sector evictions. These evictions and potential solutions were discussed in details with several stakeholders. In section we analyse evictions in Mukuru Kwa Njenga, Mukuru Kwa Reuben; Deep Sea; Wilson Airport and Upendo Village. The pictures below are of meetings with various stakeholders in Nairobi.



**Figure 3-1: Meeting with Nairobi communities**  
**Source: Author**



**Figure 3-2: Meeting with Nairobi communities**  
**Source: Author**





**Figure 3-3: Meeting with Nairobi communities**

**Source: Author**

### 3.1 Mukuru Private Developer Evictions

Most of the land in Mukuru kwa Njenga is purportedly owned by Orbit Chemicals. It totals 97 acres. Orbit Chemicals had promised to resettle the people on the land although they had to pay for the same. The programme that started some years ago required that the residents pay Kshs 500,000. Some people started paying but no plots have been allocated so far. The payments have also been increased to Kshs 600,000.

The latest demolitions in Mukuru kwa Njenga were done on the night of December 21<sup>st</sup> 2021. It is noteworthy that the President went there and promised to return the land to the people, but there was no follow up action. The eviction mode was unfair. People's homes and businesses were destroyed without notice, compensation or provision of alternatives.

It has been noted that adverse possession applies to Mukuru land, since it is private land. People are asking for recognition after living in this place from 1980s<sup>19</sup>. There are several cases in court regarding evictions. These include cases by Mukuru Kwa Reuben and Kwa Njenga residents and a separate one covering the urban upgrading in Mariguini.

Mukuru kwa Njenga was affected by evictions by the Nairobi metropolitan Services (NMS). This was for the construction of the Nairobi Expressway. People had encroached on the road. When Mukuru People's Association went to KENHA to discuss the issue they were told the matter was being dealt with by NMS. Demolitions were done Saturday, 13th November 2021, at 7:13pm (EAT) at Mukuru Kwa Njenga. The demolitions went beyond the intended marked territory that

---

<sup>19</sup> Ngau, P. (2019). *The Production of Space and Place in Informal Settlements*. *AFRICA HABITAT REVIEW*, 13(1), 1561-1573.

was initially to be on Catherine Ndereba Road. The media reported that more than 40,000 squatters were displaced<sup>20</sup>.

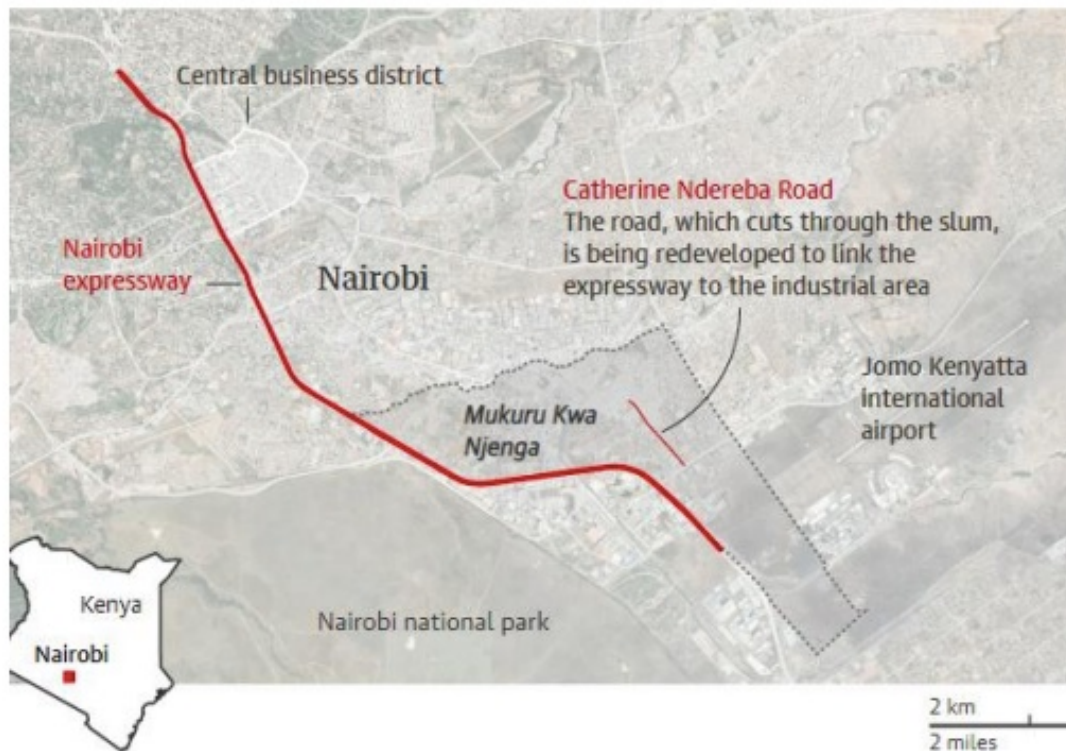


**Figure 3-4 Demolition of Mukuru kwa Njenga for the Expressway**  
Source: The Guardian, 2021



**Figure 3-5 Temporary Accommodation Mukuru kwa Njenga Demolitions**  
Source: The Guardian, 2021

<sup>20</sup> The Guardian (2021) Nairobi Road for the Rich Resulted in Thousands of Homes Reduced to Rubble. Source: <https://amp.theguardian.com/global-development/2021/dec/08/how-nairobis-road-for-the-rich-resulted-in-thousands-of-homes-reduced-to-rubble>. Cited: July 2022. See also a separate report by Habitat International Coalition (2022) Remedy for Forced Evictions in Mukuru kwa Njenga Slums in Nairobi. <https://www.hic-net.org/remedy-forced-evictions-in-mukuru-kwa-njenga-slums-nairobi/>



**Figure 3-6 Demolished are of Mukuru kwa Njenga for the Expressway**  
**Source: The Guardian, 2021**

On discussion with the residents, these were some of the key issues they raised:

- People were not given proper notices in a timely manner. Demolition notices should be gazetted. People should be compensated for their investments as is done in other KENHA developments.
- Compensation should differentiate tenants from structure owners.
- It was noted that there was no assessment of losses by families / homes and businesses in the demolished areas.
- Beyond the road evictions, Mukuru people have been willing to pay for the land, but government and the private owners have not clarified whether this process is still on and how titling will be done despite many people paying Kshs 500,000 – Kshs 600,000.
- With respect to the proposed Mariguine upgrading, residents noted with concern that upgrading in Nairobi displaces the original residents.
- Residents and experts have recommended that provision of security of tenure in uncontested areas would be a good way to start the upgrading process.

### 3.2 Deep Sea

Deep Sea is a settlement in Westlands Nairobi that sits on road reserves and public land. In 2005 there were claims that land in which Deep Sea sits had been bought by some private developers. Two politicians from Nairobi, Mr. Maina Kamanda and Mrs. Betty Tett told the residents that the land belonged to government. The village currently occupies four plots excluding the land that was part of the road reserves. Private developers have asked people to pay Kshs 97

million for the plots or vacate. But the people do not recognise the formers purported ownership of the land.

Deep Sea has had an on-going case with Kenya Urban Roads Authority (KURA), which has taken a long time to resolve. KURA Director had promised to purchase land for the residents for relocation at Kshs 15 million but abandoned the promise. The road case continues in court.

The village has been burnt 6 times in the last two years. The Chief's Office has also been burnt and is to be relocated to City Park. That is the same situation with local health facilities.

County Commissioner and OCS told people to leave. The community was given forms for compensation. Structure owners were being paid Kshs 5,000 and tenants from Kshs 15,000 to Kshs 22,000 on a case by case basis. Some people took money and left. In July 2016 evictions was done. Even permanent houses were demolished. They were plans to take people to Ruai. This was abandoned.

647 families that remained were advised by KURA to look for land. In 2016 August community identified land; this was done 3 times. KURA (correctly) told the community it does not buy land.

Deep Sea is always being demolished. When the plans to redevelop the road started in 2012 people were enumerated. In 2013, there was a meeting in north Highridge area where residents were issued with compensation forms. Structure owners were to sign for Kshs 5,000, while tenants' were being given Kshs 15,000. 1,071 people were to be removed. On December 30<sup>th</sup> 2014 Dec some (647 families) decided to challenge the eviction in court. In 2016, while the court case was still ongoing, demolitions occurred again in Deep Sea. On the 1<sup>st</sup> of Oct 2021 in the midst of Covid-19 pandemic Deep Sea was pulled down again. Both KURA and government administration said they were not responsible. Deep Sea is always being demolished and burnt down, even during Covid-19.



**Figure 3-7 Demolition of Deep Sea, 2021**  
**Source: Imam, Masoud (2021) The Standard Newspapers<sup>21</sup>**

### 3.3. Wilson Airport, Upendo Village

Upendo Village has been occupied by its residents from 1990. The village was destroyed in 2021 in attempted evictions. Upendo Village has an on-going case to prevent their evictions in court. Last year they had been approached by the area member of parliament and the Deputy County Commissioner to fence the village for them. They were suspicious and did not concur.

The Deputy County Commissioner requested that they settle the ongoing case out of court. He said government owns the land. But a private developer, Transmara Printers Limited, also claims to own the land, although the courts have never recognised their claims to ownership of this land.

Upendo Village was demolished on 20<sup>th</sup> October 2021. Homes, roads and drainage systems were destroyed. Community with the help of lawyers took the eviction case to court and won the case.

As this study is being done community has received another notice from private developers through the lawyers to evict the residents despite court orders to the contrary.

---

<sup>21</sup> Imam, Masoud (2021) *Trouble in Deep Sea as Bulldozer Flattens buildings*. Nairobi: The standard Newspapers. <https://www.standardmedia.co.ke/nairobi/article/2001425055/trouble-in-deep-sea-as-bulldozers-flatten-buildings>

It has been noted that previous evictions in Upendo Village did not follow the guidelines as per the Land Law Amendment Act of 2016. It is required that such evictions, by private entity, must:

- Give 90 days notice, published in a newspaper with national circulations;
- They have to put the notice in 5 specific locations in the settlement;
- Terms of demolitions must be spelled out;
- Deputy County Commissioner and Police must be given the notice;
- The community has a right to challenge the notice in court; with many possible prayers.

The Upendo Community needs to undertake thorough documentation of their structures and assets to help them build evidence, and also to enable them work out compensation in the future.



**Figure 3-8: Demolitions of Upendo Village in 2021**  
**Source: Taarifa News**

## 4. Housing Evictions in Mombasa

The Mombasa land context has been an issue for years where the urban poor settle in government land reserves, riparian land and even privately owned land, leading to numerous forced evictions and demolitions over the years. The eviction problem has in the recent years been exacerbated by the new infrastructure and housing redevelopment projects. The citizens have made it clear that they would like these development projects to go on but their own well-being should also be looked into. It would not make sense to demolish people's houses when in the long run the project does not benefit the community it is meant for.

Housing evictions on account of urban renewal and infrastructure development have affected many areas of Mombasa including Buxton Mvita, Changamwe New Flats, Mworoto Mandizini, Mkupe, Changamwe Road, Bangladesh and Kwa Bulu among others. Below are some pictures of combined community and CSO meetings in Mombasa during this study.



**Figure 4-1: Meeting with Communities and CSOs in Mombasa, July 2022**

**Source: Author**



**Figure 4-2: Meeting with Communities and CSOs in Mombasa, July 2022**

**Source: Author**







**Figure 4-5: Demolition of Buxton Estate in March 2021**  
**Source: John Chesoli**

On March 5<sup>th</sup> 2021, the Mombasa County Inspectorate Department commenced the demolition of housing structures within the Buxton Estate in Mvita. This came after the community had been served with a three months eviction notice, and the residents filed a petition in court to try and halt the eviction. The petition was dismissed by the court and the project was set to go on. The residents of Buxton estate, some of whom have live there for more than 50 years, felt an injustice was carried out and are crying foul on how the eviction process took place stating that:

- i. No public participation meetings were held, to have a genuine consultation with the affected and determine fair compensation with a definite relocation plan back to the estate once the project was complete. “We were called to one meeting in Tononoka, where instead of discussing the issue at hand, we were shown a presentation on what the new buildings would look like,” says a member of the community.
- ii. The eviction itself was carried out in a violent and destructive manner, only three days after their case was dismissed; they did not have enough time to vacate the premises. The 500 families that were still living in the estate had their houses demolished and property vandalized at night.
- iii. The eviction took place while the country was still under curfew and the community was left vulnerable to the Covid 19 pandemic.

The eviction had numerous effects on the residents including sickness, homelessness, trauma, loss of property, disruption of education for the children, and insecurity (theft). Evictees were promised to be sold the new houses under a tenant purchase agreement, stipulating that they were to pay for the houses

within 2 years. The County government was to be allocated 10% of the new units, some of which would be given to the old Buxton tenants, and so far none of the commitments have been fulfilled.

Furthermore, the evictees claim that the land in Buxton has been transferred to a private company, Buxton Point, and which is the developer company carrying out the project. The Developer sold the houses off plan and the former tenants were not prioritized as promised. The houses were sold for 3 million Kenyan shillings, which is unaffordable to the evictees who were mainly a low income community and retirees who can't afford Kshs. 200,000 – Kshs. 250,000 mortgage payments.

Residents used to pay Kshs 2,800 – Kshs 3,662 to the County Government<sup>22</sup>. The prevailing rent amount in the area is Kshs 25,000 per month. People were forced to take the compensation cheques. Initially the developers indicated that there was to be a relocation which was ignored. The case went to court and to Senate and is yet to be resolved<sup>23</sup>. People of Buxton are still pursuing justice with the help of Haki Yetu Organization. The community's cry is that they should be allowed to go back to their homes, which they are willing to pay for but at an affordable price. Images below are the planned development of Buxton Point.



**Figure 4-6: Proposed Development of Buxton Point**  
**Source: Buxton Point**

<sup>22</sup> See also Nduire John (2021) Mombasa Tycoon to Begin Work on 6 Billion Buxton Point Estate. <https://www.constructionkenya.com/2907/buxton-estate-mombasa/> Cited July 2022.

<sup>23</sup> See Otieno, Brian (2021, July) Senators Summon Joho over Buxton Demolitions. The Star <https://www.the-star.co.ke/news/2021-07-07-senators-summon-joho-over-buxton-estate-demolitions/> cited July 2022.



**Figure 4-7: Proposed Development of Buxton Point**  
**Source: Buxton Point**

## 4.2. Changamwe



**Figure 4-8 Meeting with Changamwe Community**  
**Source: Author**

An eviction was carried out in Changamwe by the Kenya National Highway Authority (KeNHA) in May 2019 with the support of the County Government to enable construction of a dual carriageway on the highways: from Kwale County to Mombasa, Mombasa to Mariakani, and Mombasa to Malindi.

Local Authority Pension Trust (LAP Trust), being the managers of the estate were given a notice of thirty days before the eviction. This was procedurally unlawful since the residents should have been given three months' notice to enable them to engage with KeNHA and LAP Trust to agree on fair compensation or relocation. There was a failure to have transparent and inclusive participation, and no clear

channels of how to deal with the complaints of the evictees. The affected people were a number of businesses along the road and some households in the estate. Enumeration was done for all the businesses and households affected, then KeNHA went into negotiations with LAP Trust. The households were offered Kshs. 50,000 while the businesses were offered Kshs.30,000. Most of the evictees felt the compensation was unfair since no valuation was done on their property to determine the right amount to be compensated for.

The residents considered being settled in alternative houses which were available and unoccupied, but the malice involved in the negotiations led to those houses being vandalized and rendered unfit for occupancy. The residents sought the help of *Haki Yetu* and filed a petition in court, the case has yet to be determined.

On the other hand, the business premises have already been demolished. Business owners claim they were coerced into signing the compensation agreement of Kshs. 30,000 which was referred to as an “award”, issued before the real compensation amount. Additionally, some business owners’ names were missing on the compensation list, so they did not receive any compensation.

As is now, the businesses are demanding that the compensation settlement be revisited and that they should be compensated fairly in regards to the type and value of business they lost. Those who did not get any compensation would like their matter to be looked into since they lost their only source of income and now they have no way of supporting their families. Meanwhile, the residents are still living in fear of being evicted, given their court case does not have a ruling yet. They are constantly facing threats from LAP Trust, like the estate being fenced off and acts of vandalism being carried out by paid goons, in a bid to get them to leave the houses. The community are trying to look into alternative dispute resolution processes for their pleas to be heard. A mediation meeting was set between KeNHA and the community representatives.

From the statements heard at the forum conducted by *Haki Jamii* on 6<sup>th</sup> to 8<sup>th</sup> July 2022 in Mombasa, Kenya, it is clear that many Kenyans are not fully aware of their rights as far as eviction process is concerned, and the perpetrators of these evictions take full advantage to coerce the evictees to accept little or no compensation. They are left homeless, sources of livelihood destroyed, vulnerable to insecurity and with no resettlement plans.

### 4.3. Mworoto Mandizini



**Figure 4-9 meeting with Mandizini Community**  
**Source: Author**



**Figure 4-10 Mandizini Settlement**  
**Source: Author**

In Mworoto, Mandizini there are over 368 people in 45 structures. Some residents have lived there for over 60 years. The place was a forest when they first settled there. They received eviction threats from the ACK church neighbouring their settlement area. Residents have received threats from the church before, accusing them of being trespassers and land grabbers. They believe they are on government land which they now claim as their community land.

When they were first threatened with an eviction notice, the case was taken to court. Case continued between 2000 and 2015. Community asked for the case to be dismissed. The church did not follow the case so it was dismissed in 2015. In 2021, new threats of eviction were issued again, after the Buxton demolitions. The community believes the only reason they are to be evicted from the land, which is located near the beach, is because of the Marina project. This is a prime area for private developers.

May 2021 contractor appeared to work on the undisputed church section and said they will not touch community land. The perpetrators started encroaching on the community land and used devious methods to force evictions; Cut power, somebody claimed the power is in his plot; Demolished part of the wall built by the community. Got into the community and claimed the community space. Bulldozers were set to demolish their houses but the community fought back not allowing entry into the plot.

August 16th 2021, they received notice of eviction. There were only 7 days left on the notice. Community went to *Kituo cha Sheria* for support. They got a lawyer who filed a petition court to stop the eviction order. The court gave feedback that the case should be with ACK Trustees rather than the ACK Church.

The Lawyer sent a letter to the Head of ACK, Bishop Sapit, there has not been any response yet. The case is going on; *Kituo cha Sheria* and *Haki Yetu* are supporting the community in this matter. Determining true ownership of the land is key. Once that is determined, then correct and transparent eviction procedures should be followed; where the community is fully aware and involved in determining their fate.

#### 4.4 Mkupe Changamwe Road



**Figure 4-10: Meeting with Mkupe Residents**

**Source: Author**



**Figure 4-11 Cleared area for road reserve in Mkupe, Changamwe**  
**Source: Author**



**Figure 4-12: Demolished area for road construction in Mkupe Changamwe**  
**Source: Author**

In Mkupe, some residents were evicted in the expansion of the Mombasa-Mariakani highway (Jomvu – Changamwe Road) by KeNHA. At first, the reason for eviction was that they are living in a landslide prone area. Then they were evicted because they were on a road reserve.

The people have grievances in how the eviction process was carried out. Some demolitions occurred out of the project corridor with no compensation; others were compensated but feel it was an unfair amount as most of their property was damaged.

They are concerned about the aftermath of the construction and the terrible living conditions some of them who were left there have to deal with.

When the construction was being carried out, most of the drainage and sewerage pipes were damaged. Gabions were not built to channel the drainage properly. The sewerage is directed to the area they live in and the people are left vulnerable to diseases. When it rains the uncontrolled drainage system over-floods and

houses nearby get submerged. The heavy machinery used in the construction is causing vibrations that are destroying their houses, while also producing a lot of dust and noise making the environment unbearable to live in. The entities involved should create humane spaces to resettle evictees.

The community wrote to project financiers, the EU and AFDB, with these complaints. The eviction process followed back in 2018 was; NLC did the documentation of PAPs; Corrective action plan and settlement action plan developed in 2014 – were the guide for this; PANAFCON came to review the plan; NLC assets inventory was done; inquiries conducted and awards given; those not satisfied later got into mediation. The PAPs were compensated in cash/M-Pesa, ranging from Kshs. 150,000 to Kshs. 450,000, by KeNHA.

From 2018 mediation was initiated with PAP and parties – KENHA, NEMA, and WARMA. Some of the issues to be addressed include; missing names, damages to property. KeNHA is currently participating in the mediation process in to address the complaints of the residents from Mkupe and Changamwe. The issues coming up are:

- Community has no lawyer/experts representing them in the negotiations. They need technical support.
- WARMA promised community alternative land in Jomvu under KPLC, but never actualized the plan.
- Grievances mechanism; GRM no faith, write to lenders, how effective is the GRM = part of the Resettlement Action Plan, developed by KENHA reviewed by PANAFCON.
- Valuation being done through administration; compulsory acquisition.

#### 4.5. Bangladesh



**Figure 4-13 Meeting with Community members in Bangladesh Mombasa**

**Source: Author**





**Figure 4-14 Bangladesh Settlement**

**Source: Author**

Bangladesh community is facing evictions from a private developer as well as government agencies; Kenya Power and Kenya Railways. Both Bangladesh and Kibarani have received eviction threats from Kenya Power and Kenya Railways; where they got a 7 day notice of eviction. The residents stated that it has been a trend for them to receive eviction notices every election year, but this time they are worried the eviction will be executed right after the coming August election. This is not the first time the people of Bangladesh are facing an eviction. In April 2012 evictions were carried out in Bangladesh area, and 372 households were affected in Kibarani area. In 2015, an eviction was carried out in Bangladesh to build County Roads. The people were to be given alternative land and compensated. Kenya power had evicted them from the land before and relocated them to Miritini, but they were later removed from that land as it was private land, and had to come back and settle in Bangladesh. The field which is used by the youths of the community to play football, was claimed by a private developer, apparently paying rates for that plot to Kenya Railways. If the field is lost, the youths will be left idle and vulnerable. Other threats are from people claiming they bought the land; Chesterton Company. There are 5 court cases for Kibarani area against private developers.

Over the years, the community has grown in numbers, they have managed to build a well-structured community with schools, a hospital and churches. Father Dolan, built a permanent church and part of it is a hospital. Facing these eviction threats, the residents don't know where they would relocate to, and their well-established community structures will be destroyed.

The main issue of concern is that, there are different entities claiming ownership to this land. Due diligence should be done in determining the history of the land and true ownership before any eviction process starts. The eviction procedure should then be followed stepwise and a public participation dialogue carried out justly.

The 7 days eviction notice that came in this year, stated that residents within 30metres of KPLC structures should move. More than 800 houses would be affected. The power lines were not there when people built their houses. KPLC came in and put up the poles while they were already settled there, and made the power connection for the community they are now trying to evict.

Land Status: 7 clusters; 11 parcels. 6 not in county data base. 243 not regularised. The other 5 under Rose Kanini. County has done a visit and done searches. County asked the KPLC to provide easements. Haki Yetu is helping the community to pursue this case and stop the eviction.

#### 4.6 Kwa Bulu



**Figure 4-15: Kwa Bulu School**  
**Source: Author**



**Figure 4-16: Kwa Bulu Houses**  
**Source: Author**



**Figure 4-17: Community Meeting at Kwa Bulu**  
**Source: Author**

On Sunday, 15<sup>th</sup> January 2022, Nyali's Kwa Bulu area, 10,000 Kwa Bulu, residents revealed that they had received notices ordering them to vacate their homes after an insurance company staked claim on the 85-acre parcel of land. The residents are locked in a land tussle with Kenya National Assurance where they were notified of an eviction order in 45 days if they failed to pay the required the total sum of money required depending on the parcel of land owned.

The residents indicated that they had been hit with ultimatums to pay land rates of the properties they resided in with some households receiving bills as high as Ksh2 million. The property value/market price of the land has shot up tremendously since new developments are being put up in the area, and they are in what is considered a rich neighbourhood (Nyali area).

Asset disposal; 1,500 homes; hardware, hospitals, population of more than 40,000; Public Schools; Community Resource Centre. More than 40,000 people will be affected if the eviction is carried out.

Kwa Bulu area is Kenya Re- Land. Kenya National Assurance transferred the land to Lancet Ltd. Pamoja Trust and County Government gave the residents occupation certificates; 750 people received them. Temporary residents, sold off their land using these occupation certificates, which has intensified the problem the community now faces.

The people are seeking justice through ADR. This is still an unsolved matter, the residents are unaware of their fate. They are willing to buy the land, but the Kwa Bulu population is made up of low income earners who cannot afford the prices indicated. They would like to remain in their homes and buy the land at affordable prices, be relocated to a different area or be compensated according to the value of their property.

## 5. Housing Evictions in Kisumu

There have been evictions in many parts of Kisumu courtesy of the railway infrastructure development. On the 8th of February 2021, Kisumu residents woke up to a wave of demolitions in Kibos, Otonglo, Lela, Maseno and Muhoroni, carried out by Kenya Railways to reclaim land for rehabilitating the Nakuru-Kisumu metre-gauge railway. For Kibos this was the umpteenth time it was being demolished despite court orders to the contrary. The report discusses the Kibos eviction in more detail in Section 5.1.

There have also been demolitions by KENHA for the highway expansion. This affected areas such as Nyamasaria Mowlem area where forced evictions took place on 26<sup>th</sup> of October 2020. 10/2020.

Other evictions have resulted in displacement of traders, in Kibuye, Lwang'ni Beach and all over the city as part of urban regeneration. Three main ones are highlighted below:

- **Kibuye Open Air Market:** The county government of Kisumu forcefully evicted and demolished the market on the night of June 7, 2020. The eviction affected more than 10,000 traders who lost their properties and structures during the demolition. The evictions were done to facilitate the proposed plan of constructing modern structures in the market.
- **“Lwang’ni beach hotels in Kisumu is no more... famed for its delicious fresh fish, the hotel that has been in existence for more than three decades, was brought down on the 24<sup>th</sup> July 2019. 24 business premises in the area were demolished and the traders had been given one-month notice to vacate the land.**
- **Kisumu traders displaced for the Africities Summit:** Small-scale traders were displaced in a bid to beautify the city. The city’s beautification programme has seen makeshift business structures razed to make way for a non-motorised transport system (for walkways and cycling), recreational parks and modern markets.

There have also been evictions linked with the urban renewal / housing programme targeting estates such as Nyalenda, Kaloleni, Manyatta, Arina, Lumumba, Brilliant, Makasembo, Mamboleo and Pembe Tatu. The report discusses these further in Section 5.2

### 5.1. Kibos, Nubian Village

On 5th February 2021, at 10:30 pm, more than 3,500 people from the Nubian community were left homeless after being violently evicted from their homes in Kibos, Kisumu, by the Kenya Railways Corporation and the Kenya Police. The evictions are a deliberate ongoing programme by the Kenya Railways Corporation and other state agencies to expand national railway, water, sewage and road networks.

The Kibos community received eviction threats earlier, and the County Commissioner affirmed their fears when she came in with police and marked the houses for demolition.

The community has lived in that land since 1937 after they were resettled from the now, Kisumu Airport. The community had started the process of acquiring title deeds in 2012; approved by Hon. Ngilu, Minister Lands at the time; NLC said they were helpless, but told the community that they were to be resettled. Kenya Railways claimed the land belonged to them yet previous surveys conducted showed a clear boundary by the road. The community, aided by Haki Jamii and Kisora, filed a petition in court in 2020 to stop the eviction, and the court issued an order to stop any demolition on the land. Kenya Railways and Kisumu County Commissioner of Police disregarded interim orders issued to them on 5<sup>th</sup> February by the Environment and Land Court of Kisumu to refrain from conducting evictions until the matter is heard in court. They proceeded to demolish the Kibos houses and place of worship (mosque) on the fatal night of 5<sup>th</sup> February 2021. The manner in which the demolitions were carried out was downright hostile, and made the people believe that they were a target of discrimination which was shown towards them because they are a minority community in Kenya.

The occurrence of events was as follows:

- Community received threats of eviction and immediately went to court.
- They got a court order stopping any eviction until the case is finalized.
- Kenya Railways dismissed the court order and evicted the residents on the night of 5<sup>th</sup> February 2021. 380 houses for 3500 families, including the Mosque and school were demolished. Kenya Railways wanted to fence the now vacant lot on 6<sup>th</sup> February, but the court order helped the residents to hold their ground.
- Monday 8<sup>th</sup> Feb, they went back to court assisted by lawyers and CSOs from Haki Jamii, Kisumu Muslim Association, Kenya National Commission on Human Rights (KNCHR), Kituo cha Sheria, Nubian Rights Forum and Amnesty international.
- The court declared the Kibos settlement evictions as a rights violation on 27<sup>th</sup> August 2021. The judge in the case went to the land in question to confirm the boundaries before giving his verdict. The community were advised to file a civil suit to be compensated for the loss and damage to their property.
- The community were free to construct houses on the land; 83 houses built; well wishes such as; Muslims Jamia NBI and Kisumu Muslim association.
- The work on valuation of property is ongoing and the Nubian Rights Forum, will submit the case to court for compensation this month of July 2022. Valuers came to value the properties but things were destroyed hence limited evidence; pictures, receipts were asked for but these are missing due to demolition.
- The County government has since told them to relocate to a different piece of land nearby, but that land is under private ownership. Some

people moved to the land offered by the county government but majority are still in their original land.

- The County government built dorms on that alternate plot.
- Some people are still living in tents and the dorms.
- The community is still uncertain of what their fate will be; will Kenya Railways come back after the dust has settled and evict them again or will the private owner of the other piece of land evict those who settled there?

Eviction guidelines were not followed; no clear ownership of land was determined before the evictions, no written notice was issued before the eviction, court order was ignored, the people were evicted with violence and brutality, and their rights completely disregarded. Families with children were left stranded in the cold for days without access to reasonable shelter or food.

A number of civil society organizations stepped in and provided tents and temporary structures to try and alleviate the suffering the community was undergoing. The living conditions in the community were very poor, those displaced camped in inhumane conditions on a swampy field with tents as their only form of shelter during the rainy season. The forced eviction not only compromised their health due to possible exposure to COVID-19 and other illnesses, but also destroyed their livelihoods and constituted a violation of human rights including the right to adequate housing.

To date, over one and a half years after the evictions, there are still families living in tents and shared spaces, stripped of their dignity and humanity completely. Regardless of the uncertainty, the community is still trying to build their homes back up because the tents don't offer good shelter. With the help of well-wishers and community organizations, the people of Kibos are trying to settle into their new normal; 83 houses have been built so far and a tank has been put in place for water provision. Kibos community would like a permanent solution to their problem, which is to get the title deeds for the land they have occupied for over 80 years.



**Fig 5-1: Tented accommodation for some of the residents who were evicted**  
**Source: Author**



**Fig 5 -2: Dorm structure with no partitions for evicted families**  
**Source: Author**



**Figure 5-3: Redeveloped mosque on the foundation of the one that was demolished**  
**Source: Author**

## **5.2 Old Municipal Houses Redevelopment**

These cover the following estates: Makasembo, Ondiek, Anderson, Arina, Lumumba, Brilliant, Mamboleo and Pembe Tatu. These areas have been marked for development. They have suffered evictions and or threats of the same. Work has only started in a couple of areas. Eviction notices have already been given even in areas where development is yet to start, e.g. Arina, Lumumba, Brilliant, Makasembo, Mamboleo, and Pembe Tatu estates.

In Anderson estate, the residents were fairly engaged and compensated a relocation fund ranging between Kshs. 70, 000 to Ksh. 90,000. The main aim of these redevelopment projects is to build affordable housing for the middle to low income households. County government has put in place a plan to build upto

10,000 units. The complaint the residents had is that the new units are too expensive for the common “*mwananchi*” to be able to afford; the houses are going for Kshs 1.5 million – 4 million. Former residents of these estates are worried that they will not be given a priority to purchase the new houses under the tenant purchase agreement. Residents have no information on tenant purchase arrangements promised, while construction is underway. They community are under prepared and poorly organised as they have little to no information regarding the developments; “Who is developing? Who is funding the project? Where are the decisions being made and who is making them? Who is issuing out the houses?” This is information that is vital to them if they are to follow up and be resettled into the houses once construction is complete. They were to acquire all this information in the public participation forums conducted before evictions. It might be a clear indication of lack of community involvement in the decision making process; a failure on the duty bearers part too. In the meantime, their lives have been disrupted following the evictions, and insecurity has grown rampant in the areas as a result.



## 6. Looking Forward

### 6.1 Key Challenges in Addressing Social Housing Under the Big 4 Agenda

The following challenges were identified by the study on the implementation of the Big Four Housing Programme. Most of those challenges are related to Right to Housing as enshrined in the Constitution of Kenya 2010.

- (a) Intended beneficiaries of Social Housing have not been reached with government / private sector housing developments, if anything they have been displaced worsening the housing deficit.
- (b) Communities appreciate the need for displacement for purposes of public interest and infrastructure developments, what they are not happy about is the violation of fundamental rights.
- (c) There is weak implementation of relocation and resettlement guidelines by both public and private agencies.
- (d) Public participation is quite weak both for government housing developments and also for infrastructure developments by other state agencies.
- (e) There are challenges around compensation for land, housing and businesses destroyed due to developments that need to be addressed.
- (f) There are challenges around security of tenure for those who have lived in public and private lands for decades that need to be addressed.
- (g) There are challenges around current judicial processes, whether the cases are won, lost or sent to arbitration.
- (h) There is the nascent alternative dispute resolution mechanisms, with challenges and opportunities too that need to be explored.

### 6.2 The Following are the key Recommendations for Main Stakeholders

- (d) **Communities:** enumeration, thorough documentation, awareness creation about communities' rights and responsibilities and capacity building on matters around land tenure is key.
- (e) **Civil Society:** need to collaborate with government, communities and one another to get practical solutions to the issues around evictions and resettlement of communities. CSOs also need to collaborate on capacity building of communities. The study indicates that CSOs need to be thorough in their interventions, including arbitration and court cases.
- (f) **Government Agencies:** need to undertake thorough public participation not merely "conveying information" to the project affected persons and the general public. There is need to follow due processes in implementation of public projects. There is need to clearly communicate rationale for compensation of displaced persons.
- (g) **Making ADR work:** alternative dispute resolution mechanisms and alternative justice systems are showing better results than court cases for both parties (communities and government). These need to be developed and structured appropriately. All parties to the displacement, evictions, displacement and compensation disputes need to have goodwill and adequate documentation to support the claims / awards.

### 6.3 Recommendations for Policy & Programmes

Main political parties are focusing on housing supply rather than demand. Azimio Manifesto links supply of housing to industrialisation / manufacture. It also highlights need for infrastructure improvement for slums and informal settlements. The rest of the provisions mimic the current government programme. The Kenya Kwanza Manifesto recommends expanding the mortgage market to cover more (1 million people earning Kshs 10,000). It also makes recommendations on development of rural settlements to protect agricultural lands. These are interesting proposals that can be taken forward.

***But they fail to address the fundamental housing question in Kenya:***

***How do we improve the housing conditions for over 30 million Kenyans who live in inadequate housing, mainly in slums and informal settlements; the same people who are most vulnerable to evictions?***

For impactful Housing Policy, this study recommends that the focus should be on the following:

- Evidence shows that upgrading of infrastructure and services and securing tenure in informal areas results in direct improvement of housing conditions for many people; people build better houses as a consequence.
- Majority of Kenyans, about 70% in both urban and rural areas, are renters. Even in slums people rent. Housing policy should focus on provision of affordable, good quality rental housing to impact majority of Kenyans (over 35 million people).
- There should be a shift of focus from direct purchase of homes in greenfield sites which so far has not yielded even one house to the project affected persons, to incremental self-build housing that guarantees limited displacements.
- There should be elimination of forced evictions. Evictions guidelines should be adhered to, supported by robust complaints redress mechanisms, alternative dispute redress mechanisms and alternative justice systems.

## 7. References

Amnesty International Kenya and Pamoja Trust (2021) Homeless during a Pandemic: Forced Evictions in Kisumu, Mombasa and Nairobi.

CAHF, Housing Finance in Africa Yearbook 2018.

Government of Kenya (2017) “The Big Four” – Immediate Priorities and Actions for the New Term. Nairobi: the Presidency.

Government of Kenya (2019) Affordable Housing programme Delivery Framework (June, 2019). [https://bomayangu.go.ke/Ahp/about\\_ahp](https://bomayangu.go.ke/Ahp/about_ahp)

Government of Kenya (2022). Affordable Housing Programme (Boma Yangu). <https://bomayangu.go.ke/> Cited in July 2022.

Habitat International Coalition (2022) Remedy for Forced Evictions in Mukuru kwa Njenga Slums in Nairobi. <https://www.hic-net.org/remedy-forced-evictions-in-mukuru-kwa-njenga-slums-nairobi/>

Iman, Masoud (2021) Trouble in Deep Sea as Bulldozer Flattens buildings. Nairobi: The standard Newspapers.

<https://www.standardmedia.co.ke/nairobi/article/2001425055/trouble-in-deep-sea-as-bulldozers-flatten-buildings>

Kenya Bankers Association Centre for Research on Financial Markets and Policy, The Home Ownership Survey, 2015.

Mills, John (2007) Ends and Means: the Future role of Social Housing in England. Summary of Case Report Number 34. London: ESRC Research Centre for Analysis of Social Exclusion pp 11 & 12.

Munde, Claire (2022) Housing Ministry, Gov't spokesperson differ on number of affordable houses built. <https://www.citizen.digital/news/housing-ministry-govt-spokesperson-differ-on-how-many-affordable-houses-have-been-built-n302165>

Nduire John (2021) Mombasa Tycoon to Begin Work on 6 Billion Buxton Point Estate. <https://www.constructionkenya.com/2907/buxton-estate-mombasa/> Cited July 2022.

Ngau, P. (2019). The Production of Space and Place in Informal Settlements. Africa Habitat Review, 13(1), 1561-1573.

Omenya A. (2018) state of Housing Report – Will Government Strategy Deliver on Social Housing? Nairobi: Centre for Socio-Economic Rights – Haki Jamii

Omenya A. (2019) State of Housing Report Volume 2: Is Government Faltering on Its' Big 4 Housing Promises? Nairobi: Centre for Socio-Economic Rights – Haki Jamii

Otieno, Brian (2021, July) Senators Summon Joho over Buxton Demolitions. The Star <https://www.the-star.co.ke/news/2021-07-07-senators-summon-joho-over-buxton-estate-demolitions/> cited July 2022.

Otiso, Kefa, M (2003) Forced Evictions in Kenyan Cities. Singapore Journal of Tropical Geography.

Republic of Kenya (2010) the Constitution of Kenya. Nairobi: Government Printer.

The Guardian (2021) Nairobi Road for the Rich Resulted in Thousands of Homes Reduced to Rubble. Source: <https://amp.theguardian.com/global-development/2021/dec/08/how-nairobis-road-for-the-rich-resulted-in-thousands-of-homes-reduced-to-rubble>. Cited: July 2022.

Titmus, Richard (1974) What is Social Policy. London: George Allen & Unwin Limited.

## 8. List of entities consulted

### Groups Consulted

1. Haki Jamii
2. Kenya Urban Roads Authority
3. Kenya National Highways Authority
4. The National Lands Commission
5. The Architectural Association of Kenya
6. Civil Society Urban development programme
7. The Institution of Surveyors of Kenya
8. CFA
9. Ministry of Lands and Planning
10. Haki Yetu
11. Nairobi metropolitan Services
12. Urban Slums Association
13. Pamoja Trust
14. Rapid Response Team Mombasa
15. Mkupe Community
16. WWF Kenya
17. United Nations-FOA
18. Muungano ya Wanavijiji
19. Deep Sea Community
20. Pamoja Trust
21. Peace with land Kenya

22. ESCR-Net
23. Eco-Build Africa
24. Civil Society Urban Development Programme
25. Alternative Justice System
26. Muungano ya Wanavijiji
27. Urban Slums Association
28. WINSREA /KWUPANET
29. NPSN
30. Upendo Village
31. AJAFATO
32. PHIN
33. Deep Sea
34. The Youth Congress
35. Kwupanet
36. Strings for Life Kenya
37. Soweto Forum

### Validation Workshop Attendees (28<sup>th</sup> July 2022)

	Name	Organization/CBO, Location/PAPs representing.
1.	Seth Omondi Odera	Kenya Urban Roads Authority
2.	Arch. Florence Nyole	Vice President- Architectural Association of Kenya
3.	Clinton Nyamongo	Hakijamii
4.	David Omari	
5.	Erickson Sunday	Hakijamii, Kisora
6.	Brenda Jamila	Hakijamii, Kisora
7.	Stella Aswani	Hakijamii
8.	Zachariah Ndege	NLC
9.	Jacob Mwangi	AAK
10.	Leah Atieno	Hakijamii
11.	Andrew Mativo	Rapid Response Team, Mombasa
12.	George Ongaya	Mkupe Community, Bangladesh-Mombasa
13.	Naeema Bashir	WWF - Kenya
14.	Ezekiel Rema	Muongano wa Wanavijiji
15.	Nagib Shamsan	MINDA Trust, Mombasa
16.	Diana Angaya	Deep Sea Community/Board member Hakijamii
17.	Irene Kinoti	Pamoja Trust
18.	Joel Osati	Peace with Land Kenya
19.	Zulekha Amin	ESCR - Net
20.	Denis Warui	KeNHA
21.	Augustine Munialo	ISK
22.	Stephen Osedo	CFA
23.	Melody Lijoodi	Ministry of Lands and Physical Planning
24.	Munira Ali	Haki Yetu
25.	Desire Nyamwea	Board Member, Hakijamii
26.	Jecinte Charles	NMS
27.	Amina Hashi	Hakijamii
28.	Samuel Njoroge	Urban Slums Association
29.	William Ouko	Hakijamii, Kisora
30.	Husna A. Mbarak	FAO - UN
31.	Christine Katunge	Deep Sea
32.	Bob Njoroge	Eco-Build Africa
33.	Lauryn Mukami	Eco-Build Africa
34.	Michelle Ouma	AAK
35.	Christine Kandie	Board Member- Hakijamii
36.	Christopher	KTN NEWS
37.	Noah Agollah	KTN NEWS
38.	James Mwenda	CSUDP

### Nairobi Community and CSO Meeting

	Name	Gender (Male/Female)	Organization/CBO, Location/PAPs representing.
1.	Ezekiel Rema	M	Muongano wa Wanavijiji
2.	Samuel Njoroge	M	Urban Slums Association
3.	Joshua A Adegü	M	WINSREA/KWUPANET
4.	Josephine Kaveso	F	
5.	Jackson Osoro Makokha	M	NPSN
6.	Alice Ndinda	F	Upendo
7.	Norah Lusane	F	Upendo
8.	Francis O. Auta	M	Ajafato
9.	Elijah Memba	M	Upendo Village
10.	Rahab Munyoki	F	NPSN
11.	Susan Mbori	F	NPSN
12.	Juliet Kisilu	F	PHIN
13.	Diana Angaya	F	Deep Sea
14.	Christine Katunge	F	Deep Sea
15.	Ruth M Kivisu	F	Deep Sea
16.	Kyatu Robert	M	Muongano wa Wanavijiji
17.	Lilian Muturi	F	AKKIMA
18.	Andegah Danpaul	M	PHIN
19.	Julius Shiyonzo Mutambo	M	USA
20.	Halima Hani Osman	F	The Youth Congress
21.	Betty N Hamud	F	KWUPANET
22.	Ezekiel Muliro	M	Strings for Life Kenya
23.	Janetiver Nafuna	F	USA
24.	Wiltah Nyabate	F	Soweto Forum
25.	James Onyancha	M	
26.	Stella Aswani	F	Hakijamii

### Kisumu Community and CSO Meeting

	Name	Gender (Male/Female)	Organization/CBO, Location/PAPs representing.
1.	John Odhiambo	M	KISHDEP
2.	Vivian Muruka	F	KISHDEP
3.	Millicent Atieno	F	Kisora
4.	Levans Otieno	M	Kisora
5.	Maxwel Oluoch	M	Kisora
6.	George Ondiek	M	Kisora

7.	Maurice Ongawo	M	Obunga
8.	Jemila Awino Otina	F	Manyatta
9.	Ochieng Don	M	Manyatta
10.	Saidah Asman	F	Bandani
11.	Winfred Ngatia	F	Kibos
12.	Suleiman Abdala	M	Kibos
13.	Chagaso Mohamed	M	Kibos
14.	Adam Sokir	M	Kibos
15.	Judith.A. Ochanda	F	NCJC
16.	Daniel Owinga Odhiambo	M	Nyahuriaden
17.	Jackline Nyaboke	F	Manyatta
18.	Fatuma Khamis	F	Kibos
19.	Stephen Olale	M	Manyatta
20.	Joseph Ochieng	M	Obunga
21.	Francis Ochieng	M	Dunga
22.	Josphine Okuta	F	Nyalenda
23.	Daniel Ayieko	M	Gratco
24.	Janet Omollo	F	Kalosiki
25.	Brenda Wekesa	F	Nyamasaria
26.	Erickson Sunday	M	Kisora
27.	Geoffrey Ouma	M	Nyalenda
28.	Leah Atieno	F	Nyalenda
29.	Ann Ochieng	F	Obunga R/A
30.	Joseph T.M. Ongaya	M	Nyamasaria
31.	Joshua Odinda	M	Obunga

### Mombasa Community and CSO Meeting

	Name	Gender (Male/Female)	Organization/CBO, Location/PAPs representing.
1.	Maureen Atieno	F	Haki Yetu
2.	Sakina Bahloul	F	Buxton
3.	James Gathu	M	Buxton
4.	Mariam Dzame Ali	F	Moroto
5.	Hassan Mwinga	M	Moroto/Bombolulu
6.	Rose Talu	F	Haki Yetu
7.	Jefa Wala Swalehe	M	Haki Yetu
8.	John S Tsuma	M	Buxton
9.	Lucy Wokabi	F	Buxton
10.	Joel Wambo Mutie	M	Bombolulu/K.H CBO
11.	Paul Wambua	M	Bombolulu/CBO
12.	Muturi Wangare	M	Chaiman PAPs
13.	Priscilla Obiero	F	PAP
14.	Mzee Abdillah Serenge	M	Haki Yetu



15.	Veronica Maringa	F	Mandizini
16.	Lucy Wanjiru	F	Mandizini
17.	Joel Andebe	M	Changamwe
18.	Josephine Keno	F	Changamwe
19.	Munira Ali Omar	F	Haki Yetu
20.	Josephine Oranga	F	Haki Yetu
21.	Andrew Mativo	M	Rapid Response Team (RRT-MSA)
22.	Elizabeth Nasimiyu	F	CJPC
23.	Pauline Kanini	F	Bangladesh
24.	Felix Obiero	M	Ajenda Kenya
25.	Tirus Makumi	M	Kituo cha Sheria
26.	Peter Mugambi	M	PAP
27.	Emmanuel Lusweti	M	PAP