

# INCREMENTAL HOUSING

**The case of Nairobi**  
Dandora and Umoja Housing Projects

**Global University Consortium Exploring Incremental Housing**



*It keeps getting better!*

# 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

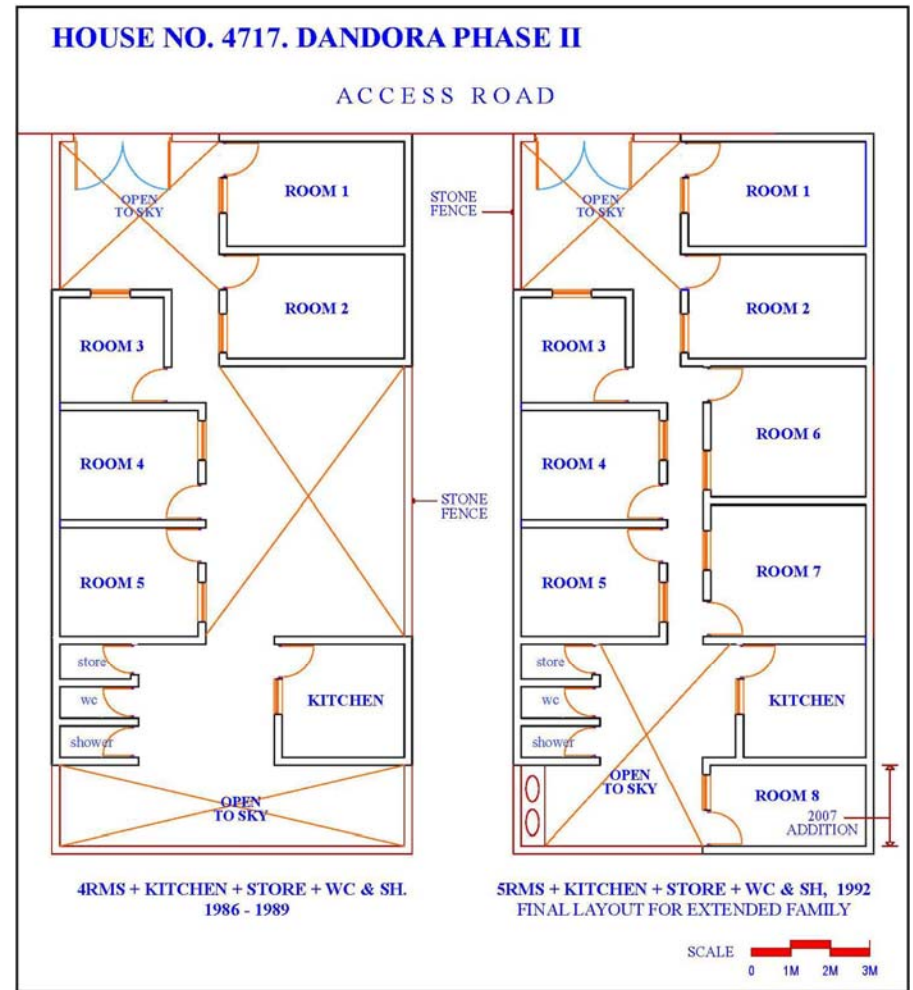
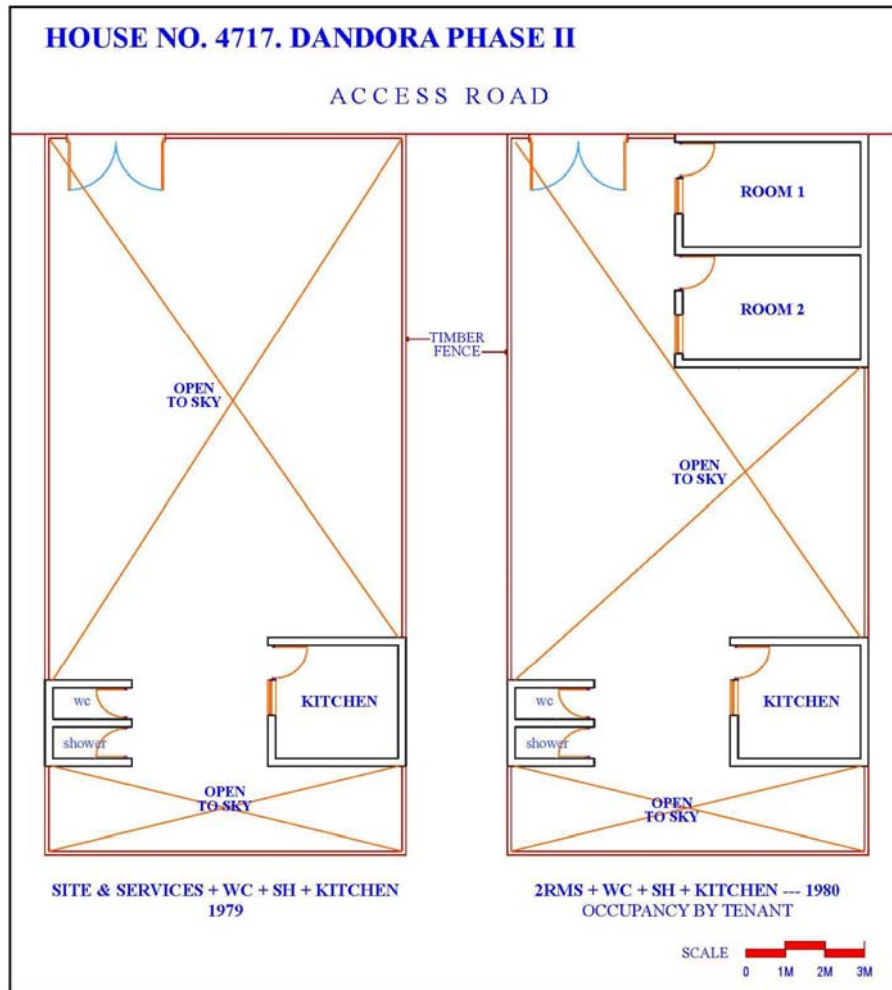
# Nairobi:- City Context

- 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

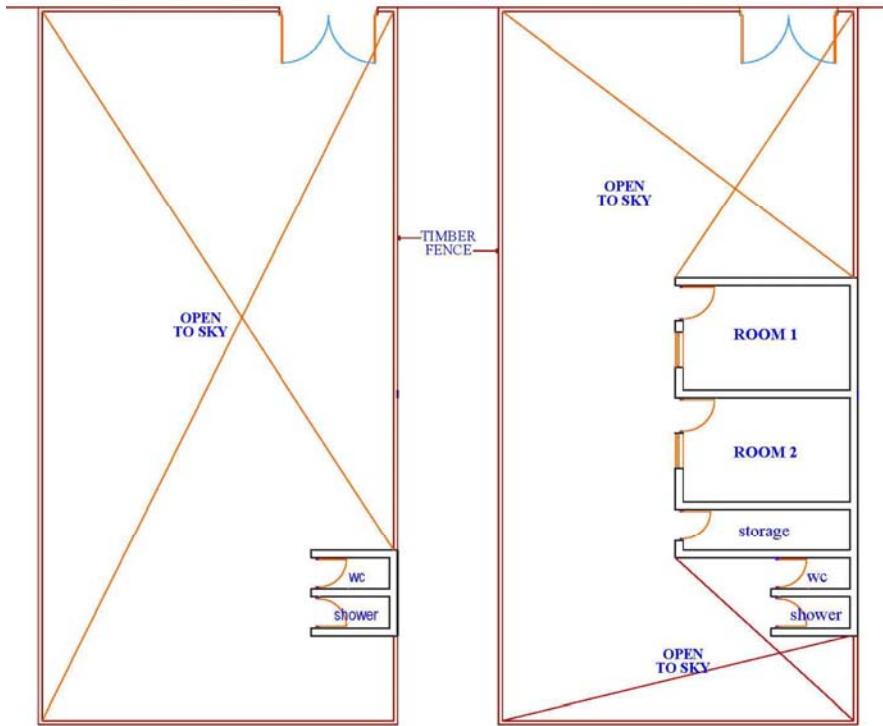




# Case Studies - Dandora

HOUSE NO. 4718. DANDORA PHASE II

ACCESS ROAD



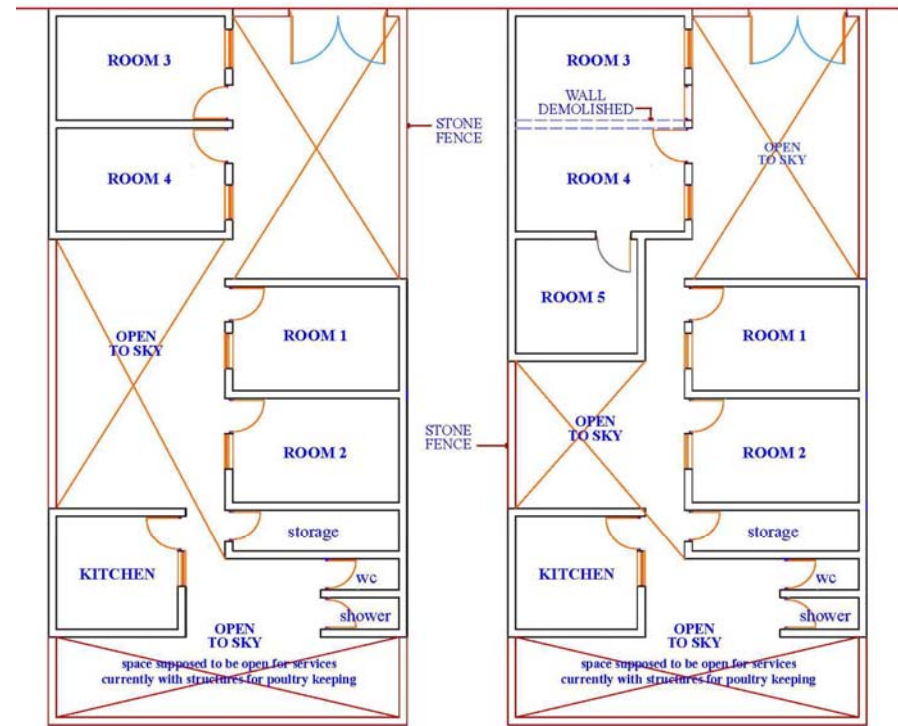
SITE & SERVICES + WETCORE --- 1979

2RMS + STORE + WETCORE --- 1979

SCALE 0 1M 2M 3M

HOUSE NO. 4718. DANDORA PHASE II

ACCESS ROAD

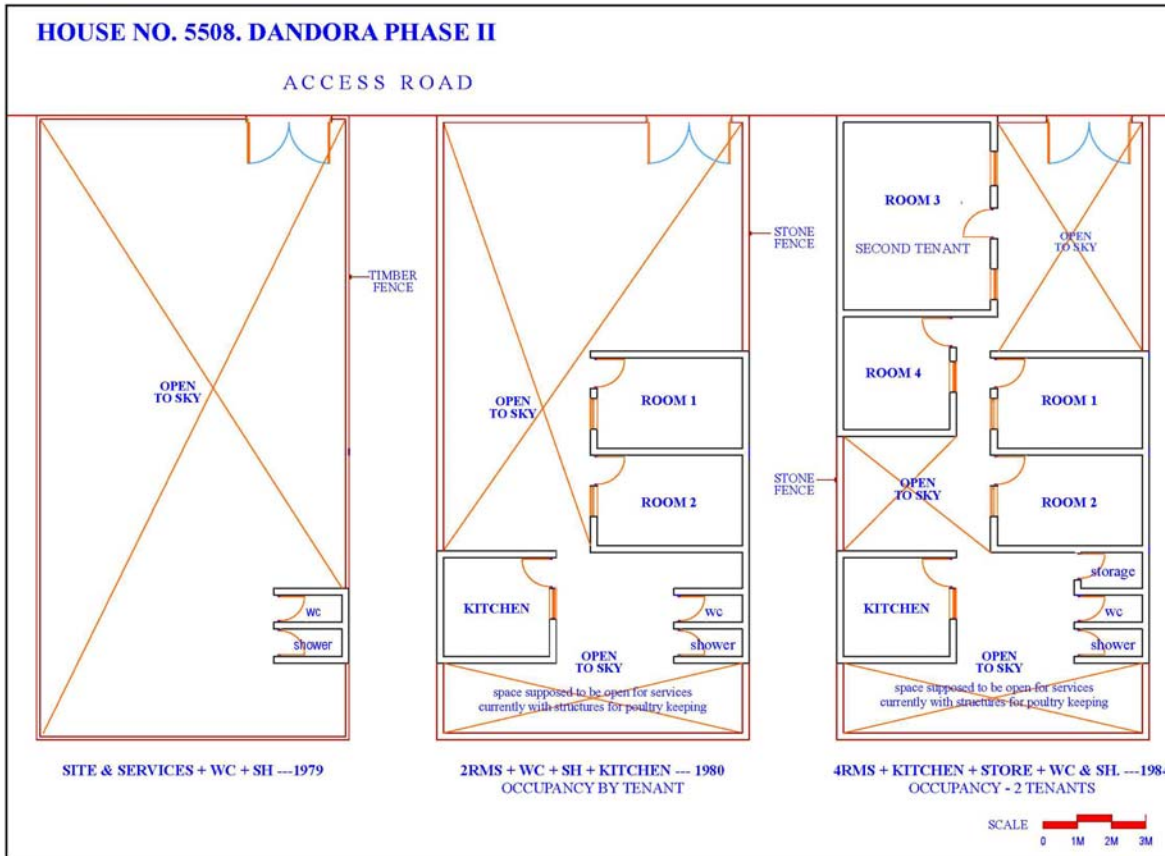


4RMS + KITCHEN + STORE + WC & SH, 1986 - 1989

5RMS + KITCHEN + STORE + WC & SH, 1992  
FINAL LAYOUT FOR EXTENDED FAMILY

SCALE 0 1M 2M 3M

# Case Studies - Dandora





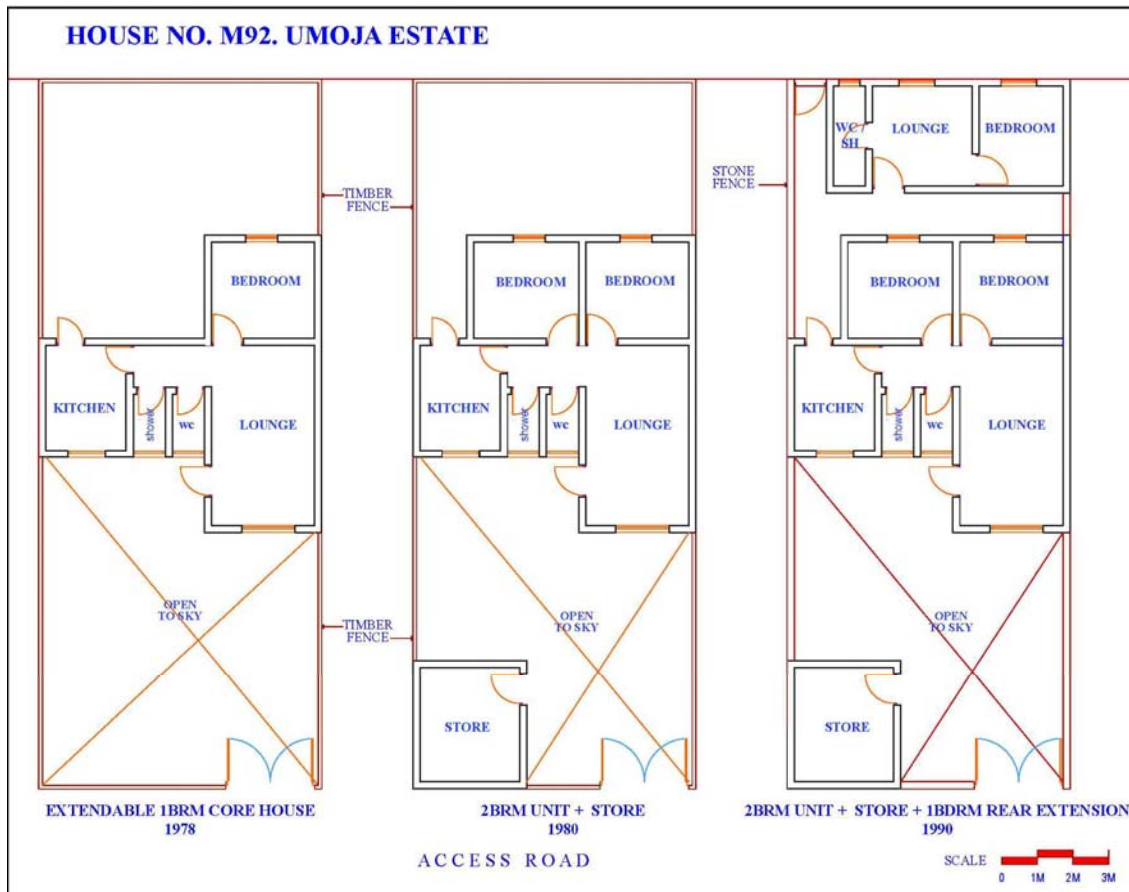


# Case Studies – Dandora

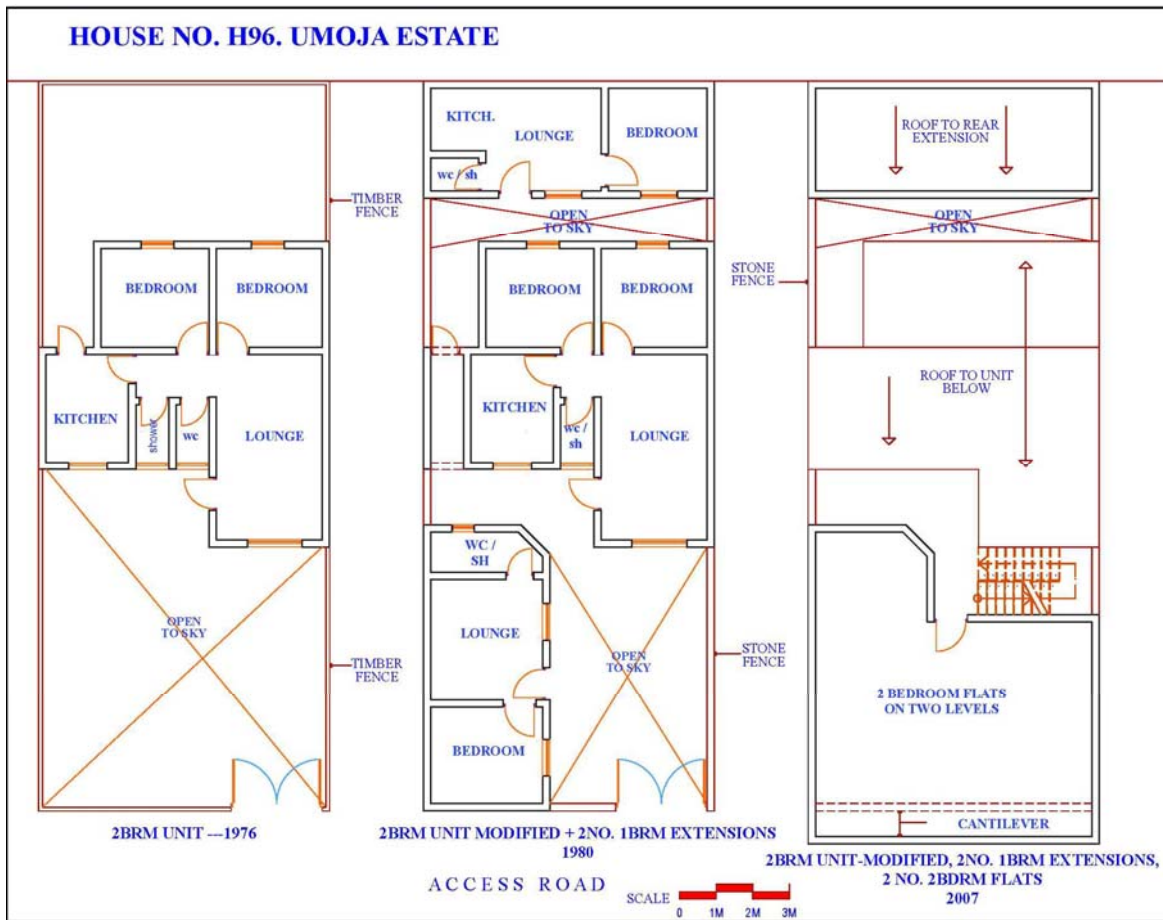
## House No. 4718



# 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.