

1. AFFORDABLE VS SOCIAL HOUSING IN A KENYAN CONTEST

AFFORDABLE HOUSING

- . rent to own.
- . PPP or fully private.
- . driven by monetary profit.
- . urban or peri-urban.
- . rigid.

SOCIAL HOUSING

- . fully rental.
- . PPP or fully public.
- . driven by profit in kind.
- . urban.
- .resilient and adoptable

2. WHY IS SOCIAL HOUSING NECESSARY?

- . the need to absorb increased rural- urban migration.
- . the need to densify cities to save on precious land and resources .
- . the need for affordable cities with cheap labour for production and increased population for consumption .
- . the need to provide for basic needs so that resources and innovation can be focused elsewhere.

3. HOW CAN SOCIAL HOUSING BE ACHIEVED USING RESOURCES ALREADY AVAILABLE IN KENYA?

- . densification of already available govt. land in urban areas.**
- . revitalisation of riverfronts and adjacent properties.**
- . growing and extracting building materials on already available govt. land.**
- . using available skilled and unskilled labour, especially from youth and women.**
- . govt. implementation that enjoys economies of scale in procurement and tax exemption.**
- . harnessing capital in the country as equity and not as debt or taxes.**
- . govt hardcodes the planning then invites private investors to put up part of the housing.**

4. EFFECTS OF SOCIAL HOUSING.

- . sustainable densification of cities results in a reduced ecological footprint.**
- . affordable cities mean cheaper production of more affordable goods and more time freed up for innovation.**
- . youth and women empowerment plus incorporation of children, the aged and the physically challenged in design.**
- . less tax burden on the entire population making the economy internationally competitive.**