MINISTRY OF LANDS, PUBLIC WORKS
HOUSING AND URBAN DEVELOPMENT
State Department for Housing and Urban Development

Affordable Housing Board
Makao Bora, Jukumu Letu

boma yangu

PIONEER ESTATE

PROJECT COMMISSIONING



MESSAGE FROM THE CABINET SECRETARY

Advancing Kenya's Housing and National Development Agenda

The handover of the Boma Yangu Pioneer Affordable Housing Project in Eldoret to new homeowners marks an important milestone in the Government's commitment to decent housing and national development. It demonstrates our determination to expand access to homeownership, create economic opportunities and shape the growth of our towns and cities.

Under the leadership of His Excellency President William Samoei Ruto, the Affordable Housing Programme (AHP) occupies a central place in the Bottom-Up Economic Transformation Agenda (BETA). This reflects a clear national priority: to direct investment towards programmes that improve living standards, build dignity and expand opportunities for Kenyans.

Pioneer AHP is an important investment in the future of Eldoret and Uasin Gishu County. Its location close to the city centre connects the ambition of affordable housing with access to employment, commerce and services. It advances our vision of urban development that gives more citizens a place in the economic life of their towns.



The national significance of housing also lies in its contribution to production and employment. Housing construction generates demand for building materials, skilled labour, transport and professional services. It supports manufacturers, contractors, suppliers and small enterprises. Our objective is to strengthen these links so that investment in homes also builds skills, supports Kenyan businesses and creates opportunities for our young people.



"As a Ministry, we remain responsible for the standards that guide this transformative programme. Quality construction, responsible use of public resources and transparent allocation are essential to its success.

I commend the State Department for Housing and Urban Development, the Affordable Housing Board, the County Government of Uasin Gishu and the project teams for their contribution to advancing Pioneer. I also recognise the workers, enterprises and partners whose skills and commitment support the wider housing programme.

The Government remains committed to expanding access to decent homes, strengthening local economies and building well-planned towns and cities. Through this work, we will continue to advance the dignity, security and economic opportunity of the Kenyan people.

Hon. Alice Wahome, E.G.H.
Cabinet Secretary
Ministry of Lands, Public Works, Housing and Urban Development

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Message from the PS

Fostering Wholesome Prosperity: Transforming Lives Through Skill, Innovation, and Empowerment



I am amazed at the transformation the Affordable Housing Programme (AHP) has brought to Kenyans from all walks of life. Since 2022, we have collectively recorded growing numbers, gainful employment, upskilling of our youth, and an invigorating Micro, Small, and Medium Enterprises (MSMEs) sector in the build economy across the country. The strategic implementation of the AHP projects across the country is building a robust all-inclusive economy, where opportunity for growth and realization of one's dreams is accessible to every hardworking Kenyan.

This year, we initiated the Graduate Internship Programme that bridges the skillset gap. Through this programme, we are transforming our labour landscape through market-aligned training and industry partnerships. Our upskilling programs ensure that Technical and Vocational Education and Training (TVET) graduates and seasoned workers alike are equipped to thrive in a rapidly changing market—from digital technology and modern manufacturing to green engineering and construction.

On the other hand, recognizing that MSMEs are the engine of our national economy, the AHP initiative actively integrates local enterprises into project supply chains and key development endeavours. We have jua kali artisans developing doors, window-panes and furniture for our sites, a boost to local businesses and artisan cooperatives. Through supply chains, we are unlocking market access, encouraging capital flow, and expanding wage-earning potential in communities that need it most. When local enterprises flourish, the resulting income stays within local ecosystems—boosting enterprise creation, strengthening local trade, and spurring devolved development.

The ultimate goal of the AHP initiative is to impact on our national social fabric. Building a solid socio-economic environment ensures that our people, the Kenyans, whom we celebrate as Shujaas are empowered and in turn, through a united front, we strengthen the bonds of our communities.

All in all, nation-building begins when citizens realize that their consolidated efforts at work directly builds the country's infrastructure, powers its industries, and protects its natural heritage. Let us continue to champion for more uptake and use of local products, nurturing local skills, and driving local industries. This cultivates a shared pride known as genuine nationalism as we move forward together.

Charles Hinga Mwaura, CBS, CA (SA)
Principal Secretary (PS)
State Department for Housing and Urban Development







Setting Standards for Decent Living

Project amenities

- Basketball courts
- Swimming pool
- Community center
- Clubhouse
- Early Childhood Development (ECD)

President William Ruto's commitment to provide decent housing is coming to life with the planned commissioning of new housing units under the Affordable Housing Programme (AHP) projects. On Saturday, 2,157 housing units and 104 shops will be released to market at the Boma Yangu Pioneer Affordable Housing Estate.

The historic occasion taking place a few days before Mashujaa Day, redefines urban living to mean having access to lush green spaces and play areas, safe living quarters as well as shopping outlets built within the housing complexes.

Unlike privately owned highrise properties in many cities and major towns where residents have to use stairs daily, the Boma Yangu Pioneer Affordable Housing Estate has scored a major first by installing lifts in every block.

This is poised to showcase inclusivity for Kenyans with mobility difficulties who have for years been poorly served by existing housing stocks that lack amenities for disabled persons simply because of design. Say, to access a toilet, one has to go down a staircase only to find the toilet closets are too small to accommodate a wheelchair.

All AHP projects now incorporate inclusive designs, wide-axis circulation in floorplans that incorporate ramps and gently sloped walkways alongside stairways, accessible lifts and handrails in multi-storey units, tactile signage and braille indicators in public spaces for visually impaired residents. The ground and first floors have largely been reserved for community members with mobility challenges thereby creating an inclusive community.

Each of the public housing developments has also gone a step further to address wellness by setting aside open spaces and other amenities for community use.

For large residential developments with over 1,000 units, the state has pledged to construct an early childhood development centre as well as a public school. This takes away the need to travel to nearby schools thereby saving parents money spent on bus fare.

> ***"It is this urban challenge that AHP seeks to address on a national scale by building homes for the low and middle income earners living in major towns and cities.***

Sitting on a 12 acre plot, Boma Yangu Pioneer Housing Estate in Eldoret was designed with greater emphasis on affirming wellness. The development comprises 15 residential blocks delivering 2,148 housing units, alongside 104 shops and a supermarket, a clinic, a kindergarten and modern recreational amenities such as a clubhouse, swimming pool, basketball court and children's play areas.

The project is purposefully located in the heart of the fifth biggest city in Kenya, offering residents an affordable home with almost immediate access to the Central Business District of Eldoret City.

It is this urban challenge that AHP seeks to address on a national scale by building homes for the low and middle income earners living in major towns and cities. This could reduce proliferation of slums, curb disease outbreaks due to poor sanitation facilities and enhance lifestyles hence lesser crime levels.

Creating new spaces within the counties to spread out the housing deficit and manage rapid urbanization is not only physical but also social. Mixed income and ability communities, like AHP, fosters connection and prevents marginalised groups, like persons with disability, from being "shut out" of society.

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MESSAGE FROM THE CHAIRMAN, AFFORDABLE HOUSING BOARD

Building Homes, Transforming Lives and Creating Opportunities



The commissioning of the Boma Yangu Pioneer Affordable Housing Project in Eldoret marks another important milestone in Kenya's journey towards providing decent, affordable and dignified housing for all citizens.

On behalf of the Affordable Housing Board(AHB), I celebrate this achievement, which reflects on the Government's commitment to turning the dream of homeownership into a reality for thousands of Kenyan families.

As a board we have overseen the development of housing units in different parts of the country where 1.31 million Kenyans have affirmed their interest in owning a unit by registering on the Boma yangu portal. The board has since allocated 14,219 housing units and will soon be allocating an additional 10,107 newly completed units to successful applicants who have been paying for their units.

The ongoing affordable housing construction has positively impacted the economy via creation of 640,442 quality jobs and this is set to rise to over one million as more projects are launched. Currently, youth under 35 constitute nearly 50 percent of all workers.

To enhance practical skills for industrial scale construction sector middle level managers, AHP launched a graduate programme for the construction sector. The initiative bridges classroom theory with real-world practice while accelerating the implementation of public infrastructure. Over 5,500 graduate interns have been onboarded across various project sites nationwide.

The Boma Yangu Pioneer Affordable Housing Project, Eldoret represents more than the development of residential units. It demonstrates the government's commitment to building communities where families have access to safe homes, essential services and opportunities to improve their livelihoods.

As Eldoret City continues to grow as a major economic and commercial city, investment in planned housing developments is essential to supporting transformation.

Our focus is to ensure transparency, accountability and efficient management of resources while safeguarding the interests of Kenyans seeking to own homes.

The success of this programme must be measured by every life it transforms across the country where 128 projects with 220,536 units are currently under development. I wish to commend His Excellency President Dr William Samoei Ruto for his leadership and commitment to making affordable housing a national priority. I also acknowledge the State Department for Housing and Urban Development (SDHUD), our development partners, contractors and all stakeholders whose collective efforts continue to advance this important agenda.

To the residents of Eldoret and the wider Uasin Gishu County, the Boma Yangu Pioneer Affordable Housing Project is a demonstration of our commitment to bringing housing opportunities closer to the people.

As we celebrate this milestone, we reaffirm our determination to support the delivery of more affordable homes across the country, strengthen communities and contribute to Kenya's long-term social and economic development.

Together, we are building a future where more Kenyans have a place they can proudly call home.

Jeremiah Simu,
Chairman,
Affordable Housing Board (AHB)

Pioneer AHP at a Glance: One site, many livelihoods



Pioneer Affordable Housing Programme, Eldoret

The estate

2,157
Affordable housing units

Clubhouse
and shops, also fitted out by the associations

January 2024
Construction begun

Jua Kali Associations

86
Jua Kali associations engaged

KES 264M
Windows and steel doors works by over 50 associations

996
Workers in the associations

Livelihoods on Site

11
Kibandaski food outlets

1,100+
Workers fed every day

2
Eldoret Polytechnic trainees now allocated studio units

Homeownership Journey

1. Log into the e-Citizen Platform
Access the eCitizen platform and select the Boma Yangu (BY) tab to proceed.

2. Register to Boma Yangu
Register online via www.bomayngu.go.ke or by dialing *832#. Activate your account by paying Kshs 200 which will reflect in your e-wallet as part of your savings.

3. Complete Profile
Provide the required information, including personal details and other necessary documentation.

4. Select Home
Choose the unit that best suits your needs from the available options.

5. Log into the e-Citizen Platform
Access the eCitizen platform and select the Boma Yangu (BY) tab to proceed.

6. Submit application
Once you have provided all relevant information, download the application form, sign it, upload the signed form, and submit your application.

7. Review by AHB Board
Your application will be reviewed by the Affordable Housing Board to confirm eligibility and allocation.

8. Communication & Handover
Applications are subjected to an automated and fair ranking as guided by the Affordable Housing Act.

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INVESTING IN WHOLESOME COMMUNITIES THE FRAMEWORK BEYOND BUILDING BLOCKS

True success lies in human dignity



Kenya is creating wholesome communities through the Affordable Housing Programme (AHP) that is currently being implemented across the country. The initiative provides an opportunity to afford Kenyans from every walk of life, access to decent housing while living in wholesome communities.

This is in response to the worldwide experience of housing inadequacies with more than 1.1 billion people reported to be living in informal settlements. The improvement and upgrading of housing and infrastructure in neighbourhoods results in wholesome communities.

The Affordable Housing Board (AHB) mandated to oversee AHP projects unlocks potential to boost local businesses and give families a peaceful, thriving environment.

When we design our projects, we ensure that our neighbourhoods bring together decent housing, paved roads, green parks, social halls, healthcare facilities, police posts for security and vibrant local shops, far more than construction of the housing units.

Since January 2024, there have been 1,410,093 first-time visits to the Boma Yangu portal and 3,722,595 have begun the journey towards owning a home under the AHP initiative. This is testament to the true success of wholesome communities fostering human dignity.

This philosophy has come alive at the Boma Yangu Pioneer Affordable Housing Project in Eldoret, Uasin Gishu County. Offering over 2,100 housing units of different typologies, families will enjoy the pleasure of having a decent home and work environment.

When a mother can walk her child to school inside the estate, drop into a local chemist on her way back, and spend her evening relaxing in a quiet green space while her kids play safely—that is not luxury. That is dignity.

As leaders, planners, developers, and community members, let us commit to becoming Mashujaas by raising the bar. Let us kick off the journey to build places where people love to come home to. Visit www.bomayangu.go.ke or dial *832# and begin your homeownership journey. Let us partner in national patriotic building and bring forth honor. Let the spirit of shared humanity strengthen our local economies, and create a brighter future for generations to come. Let us embrace the Affordable Housing Programme. Pata Makao na Boma Yangu.

Joe Mutungu,
Chief Executive Officer (CEO),
The Affordable Housing Board (AHB)

Building more than homes: How Pioneer is changing lives

At the Pioneer Affordable Housing Programme project in Eldoret, one construction site has become a workplace, a training ground, a marketplace and, for some, the road to owning a home.



Jua Kali artisans and project officials with steel window frames fabricated for the Pioneer Affordable Housing Programme project.



Albert Ipolo: *Albert joined Pioneer on a plumbing attachment and has been allocated a studio unit.*



Abigail Leting: *A student at Eldoret Polytechnic. She has been allocated a studio unit after an attachment at Pioneer.*



Wycliff Ndenga: *A mason at Pioneer since groundbreaking in January 2024*



Janet Jemutai: *One of the 11 food vendors serving workers on site.*



Gladys Chemeli: *One of the 11 food vendors serving workers on site.*

Gladys Chemeli and Janet Jemutai have been feeding Pioneer since construction began in January 2024. From their kibandaski, the food kiosks that keep Kenya's building sites running, they serve the people who are building the estate: masons, plumbers, student trainees and the Jua Kali artisans whose steel windows and doors now line its blocks. Their story, and the stories of the people they feed, show how one housing project is changing lives well beyond the homes it delivers.

Over 50 Jua Kali associations have undertaken windows and steel door works worth KES 264 million at the Pioneer Affordable Housing Programme (AHP) project. The development comprises 2,157 housing units, and the associations' work also extended to the clubhouse and the shops within the development.

The work showed what local artisans can deliver at scale. Components that were once sourced almost entirely through large contractors are now being fabricated and fitted by Jua Kali associations, building skills and creating livelihoods in the process.

In all, 86 associations were engaged on the project, with 996 workers between them. Orders ran for more than 14 months, from the first local purchase order on July 30, 2025, to the last, delivered on October 16, 2026. Along the way, the associations were formalized through the Micro and Small Enterprises Authority (MSEA), giving largely informal groups a registered structure that positions them for future public and private work. The KES 264 million they were paid has also moved through formal channels, expanding the tax base, so part of the public investment in housing returns to the public purse.

For the people working alongside them, the change has been just as real. Wycliff Ndenga arrived at groundbreaking in January 2024, the same month Gladys and Janet set up their stalls. He started as a casual worker and is now a full-time mason. Before Pioneer, his children's schooling was frequently interrupted, and he struggled to house and provide for his family. The program, he says, has given him peace of mind and a steady income. He has not applied for a home; what he wants is continued work, and he hopes more projects will follow.

Pioneer has also become a classroom. Abigail Leting and Albert Ipolo, both students at Eldoret Polytechnic, came to the site on attachment, Abigail for three months and Albert to train in plumbing. Both stayed on as casual workers. Abigail, from the Rift Valley, kept up her studies and saved from her earnings to apply for a home. Albert, from Western Kenya, applied too. Today both have been allocated studio units under the program they helped build. How gratifying it must be for both former students to begin the homeownership journey in earnest and build a financially stable future.

Back at the food stalls, Gladys and Janet are two of 11 vendors at Pioneer, each serving at least 100 workers a day, more than 1,100 between them. Theirs is the program's quieter impact. Every worker on site is also a customer, and every customer keeps a small business going.

From the steel frames on its windows to the lunch served beside its blocks, Pioneer shows what affordable housing can do beyond the homes themselves. It has trained students, steadied families, formalized enterprises and kept small businesses busy. As the Affordable Housing Programme reaches more sites across the country, those gains travel with it.