Reall

A HOME FOR HUMAN POTENTIAL

Market Shaping Indicators

AGENDA

1. Background

2. Dashboard Demo

3. Next Steps

REALL IS BUILDING AN AFFORDABLE HOMES MOVEMENT THAT WILL IMPROVE THE LIFE CHANCES OF 100 MILLION PEOPLE IN URBAN AFRICA AND ASIA BY 2030

Reall

A HOME FOR HUMAN POTENTIAL

MARKET SHAPING INDICATORS

- Lack of market intelligence and data is a key constraint undermining private sector participation

- MSIs developed in a partnership between Reall and CAHF, working with 71point4

- Aim to bridge data gap and make market data accessible to all

- 8 countries completed under partnership: Kenya, Nigeria, Uganda, Mozambique, Ghana, Tanzania, Cote d'Ivoire, Morocco

- 117 indicators across the housing value chain, utilising data held by multiple different sources

- **Work in progress, and much still to do**

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VIEW OUR DASHBOARD AND
SEE OUR GLOBAL, NATIONAL
AND PROJECT LEVEL IMPACT.

VISIT OUR DATA DASHBOARD

www.reall.net/dashboard

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KENYA

PEOPLE HOUSED	7,093
JOBS CREATED	9,695
INVESTED (USD)	$14,774,326
TOTAL EXPECTED HOMES	2,335
COMPLETED HOMES	1,939
HOMES IN PROGRESS	396

A priority country, Reall has been operating in Kenya since 1991, and pursuing our more commercial approach since 2005. The majority of Reall's work in Kenya has taken place in partnership with NACHU, where over 1,500 homes have been constructed.

VIEW COUNTRY   VIEW MSI DATA

■ SELECTED COUNTRY
■ PRIORITY COUNTRIES
■ OTHER COUNTRIES
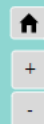
SWITCH TO DATA VIEW

GLOBAL IMPACT

Reall is an investor and innovator in affordable housing in Africa and Asia. We develop, refine and share innovative housing models that unlock the political will, capital investment and end-user finance needed to create the conditions for hard-working families to secure homes.

Affordable homes are not just a fundamental human right, they also unleash unimaginable human potential capable of tackling gender inequality, strengthening climate resilience and catalysing economic development. Affordable housing is an uncrowded $17 trillion sector which provides a return on investment plus a doorway to delivering 16 of the 17 Sustainable Development Goals.

We prove the concept of commercially and environmentally viable affordable housing, including the $10K house. Crowding in the private sector to take to scale, we aim to make urbanisation work for families living on low incomes in emerging markets. With British and Swedish government support, Reall has built homes complete with land titles, energy, clean water and toilets across Africa and Asia, and created tens of thousands of jobs in the process.

SWITCH TO DATA VIEW

KENYA - MARKET SHAPING INDICATORS

Back to country's projects

As a priority country, in Kenya Reall is committed to expanding end-user housing finance solutions to 2.5 million previously excluded low-income and informally employed borrowers by 2025; addressing critical governance, policy, standards and regulatory barriers that impede the market; and resolving data voids and evidence gaps that have inhibited more effective solutions for affordable housing. CAHF has also been working in Kenya for some time, primarily through the publication of case studies that have explored the challenges and opportunities involved in delivering and

2006. However, mortgage uptake has remained relatively low with the number of mortgage accounts at 27 993 at the end of 2019, representing an increase of 1 806 accounts from December 2018.

State of Housing Data

The assessment of data availability and quality in Kenya's housing sector has highlighted a number of gaps and limitations. Data gaps along various components of the housing value chain affect the ability to accurately

reduced development of affordable housing. Financial access (formal and informal) is high in Kenya, having expanded to 89 percent in 2019 from 26.7 percent in

and Reall.

KEY INDICATORS

DISPLAYED IN   KSH   USD $

1. LAND & INFRASTRUCTURE

% of Urban Bottom 40 households without access to basic sanitation services

88.3%

Bottom 40

See all MSI countries

2. CONSTRUCTION & INVESTMENT

% of urban population living in slums, informal settlements, or inadequate dwellings

46.5%

Urban

See all MSI countries

3. SALES & RENTAL

Price of the cheapest, newly built dwelling by a formal developer or contractor

$37,037.04

Urban

See all MSI countries

3. SALES & RENTAL

% of urban bottom 40 households that rent their dwelling

N/A

Bottom 40

See all MSI countries

3. SALES & RENTAL

Number of residential mortgages outstanding

27,993

National

See all MSI countries

5. ENABLING ENVIRONMENT

Ease of Doing Business index rank: Global

61

National

See all MSI countries

6. ECONOMIC ENVIRONMENT

GDP per capita

$1,604.37

National

See all MSI countries

7. DEMAND

Population size

50,221,473

National

See all MSI countries

access (formal and informal) is high in Kenya, having expanded to 89 percent in 2019 from 26.7 percent in

and Reall.

KEY INDICATORS

DISPLAYED IN KSH USD $

3. SALES & RENTAL

Price of the cheapest, newly built dwelling by a formal developer or contractor

Urban

Country	Year	Data Source	Value
Cote d'Ivoire	2018	Site d'annonce et promotion dans l'immobilier en CÃ'te d'Ivoire	$27,087.48
Ghana	2019	Damax Construction Co. Ltd	$19,621.66
Kenya	2019	Tsavo Real Estate	$37,037.04
Morocco	2019	Various real estate websites	$27,027.03
Mozambique	2016	Casa Minha	$48,147.76
Nigeria	2019	Millard Fuller Foundation; Shelter Origins	$7,651.72
Tanzania	2018	CAHF	$16,508.58
Uganda	2019	Millard Fuller Foundation; Shelter Origins	$7,651.72

DISPLAYED IN KSH USD $

ALL INDICATORS

ALL INDICATORS

Search:

Please enter 3 or more characters to begin search.
You can then click on a result to be taken to the relevant tab.

| Guide | 1. Land & Infrastructure | 2. Construction & Investment | 3. Sales & Rental | 4. Maintenance & Management | 5. Enabling Environment | 6. Economic Environment | 7. Demand |

In Kenya, property ownership rights exist as freehold, leasehold and community-owned land. Freehold gives the holder absolute ownership of land for life. For leasehold, property rights are transferred from the lessor, usually the government, to lessee for a maximum of 99 years [1]. Once the period lapses, the lessor can either renew the lease or land reverts back to the government. Land is communally owned where there are unwritten land ownership practices, and the land rights are held in trust by community leaders or by the county.

According to the National Lands Commission, Kenya has 4 060 000 residential properties registered with a title deed. The Lands Ministry has commenced the conversion of land parcels from the previous legal regimes to the current Land Registration Act (2012) to strengthen property rights and centralise the land registration process [2].

Access to basic services is a major challenge in Kenya, which has broader implications for preventing the spread of COVID-19 and other infectious diseases, and the well-being of households particularly in the Bottom 40 of the income pyramid. It has been widely acknowledged that informal settlements in Nairobi have inadequate housing and little access to clean water, sanitation, health care, schools, and other essential public services. Almost all (99 percent) of households in the Urban Bottom 40 of the income pyramid are without access to basic electricity. 88 percent of households in the Urban Bottom

40 have no access to basic sanitation services while over half have no access to drinking services. In response to the pandemic, county government initiatives have increased access to water for informal settlements. These efforts have been complemented by private sector players and the World Bank, which approved credit of KSh16.0 billion (US$150 million) intended for improvement of informal settlements [3].

The supply of affordable serviced land is inadequate amid soaring prices in urban areas, with Nairobi recording an eight-year compounded annual growth rate of 13.5 percent [4], leading to increased development costs that challenge the provision of affordable housing. To alleviate this, the government is undertaking land swaps and has established a land bank to access strategically located land for investors and other government housing projects. The Ministry of Lands has digitised its land records for transactions such as searches, applications for registration of documents, transfer of ownership or lease, caution and withdrawal of caution in Nairobi City. This has minimised human interference, saving time through eased processes, boosting land transactions and reducing delays experienced by developers during the pre-construction period.

Of the 23 indicators in this group, 12 are currently populated.

Indicator	Data Source	Aggregation	Year	Data Quality	Value
▶ Regulated minimum size of a residential plot in urban areas in square meters i	Nairobi City County	Urban	2004	★☆☆☆☆	500m^2
▶ Average land costs per m2 i	NACHU	NACHU	2019	Not rated	$11.96
▶ % of land for residential development acquired from the private sector i	NACHU	NACHU	2019	Not rated	100.00%
▶ Total number of residential properties with a title deed i	National Land Commission	National	2018	★☆☆☆☆	4,060,000
▶ Number of procedures to register residential property i	NACHU	NACHU	2019	Not rated	9
▶ Name of residential property registration procedure that takes the longest to complete i	NACHU	NACHU	2019	Not rated	Preparation of the sub-titles

	Indicator	Source	Scope	Year	Rating	Value
▶		DHS	Bottom 40	2014	★☆☆☆	59.07%
▶	% of households with female or joint ownership of a dwelling i	NACHU	NACHU	2019	Not rated	53.01%
▶	Typical rental price for cheapest, newly built dwelling by a formal developer or contractor i	Property24	Urban	2019	★☆☆☆	$212.96
▶	% of households that rent their dwelling i	Central Bank of Kenya, Kenya National Bureau of Statistics, FSD Kenya	National	2019	★★★★	35.01%
▶	Number of formal estate agents i	The Kenya Gazette	National	2020	★★★★	421
▶	Value of residential mortgages outstanding i	Central Bank of Kenya	National	2019	★★★★	$2,203,703,703.70
▶	Value of residential mortgages outstanding as % of GDP i	Central Bank of Kenya; World Bank	National	2019	★★★★	2.67%
▶	Mortgages as a % of properties i	Central Bank of Kenya; National Land Commission	National	2019	★★★☆	0.69%
▶	% of the adult population that borrowed formally i	Central Bank of Kenya, Kenya National Bureau of Statistics, FSD Kenya	National	2019	★★☆☆	19.00%
▶	Income distribution thresholds i	Reall	National	2019	★★☆☆	$0
▶	Does a foreclosure policy exist? i	World Bank	National	2008	Not rated	Yes
▶	Number of residential mortgages outstanding i	Central Bank of Kenya	National	2019	★★★★	27,993
▶	Number of end-user finance loans disbursed or mobilised for purchases of dwellings in the previous calendar year ⓘ	Reall	NACHU	2019	Not rated	19
▶	Non-performing residential mort[gages]... mortgages i			2019	★★★★	11.41%
▶	Does an operational mortgage refinancing company exist? i	The National Treasury	National	2020	Not rated	Yes
▶	Number of residential mortgage providers i	Central Bank of Kenya	National	2019	★★★★	31
▶	Prevailing residential mortgage rates i	Central Bank of Kenya	National	2019	Not rated	11.30%
▶	% of households that can afford the cheapest, newly built dwelling by a formal developer or contractor	Central Bank of Kenya, Kenya National Bureau of Statistics, FSD Kenya	Urban	2019	★☆☆☆	14.18%
▶		DHS	Bottom 40	2015	★★★★	0.00%
▶	Maximum dwelling price affordable to B40 households based on market mortgage finance terms i	Reall	Bottom 40	2019	★☆☆☆	$10,583.25
▶	Maximum dwelling rent affordable to B40 households i	Reall	Bottom 40	2019	★★☆☆	$138.27
▶	Average inflation for dwellings over 5 years i	-	-			-
▶	% of households with female ownership of a dwelling i	-	-			-
▶	World Bank DBI equal access to property rights index ranking: Africa i	-	-			-
▶	World Bank DBI equal access to property rights index ranking: Global i	-	-			-

The total number of end-user finance loans that a developer/contractor disbursed to clients (directly or indirectly) in a calendar year for the purposes of purchasing a completed dwelling. Direct disbursement includes all loans where the developer provides the financing directly. Indirect disbursement includes all loans where the developer has brokered a formal arrangement with a financial institution so that the financial institution can provide end-user financing to the developer's clients.

Value of residential mortgages outstanding i	Central Bank of Kenya	National	2019	★★★★	$2,203,703,703.70
Value of residential mortgages outstanding as % of GDP i	Central Bank of Kenya; World Bank	National	2019	★★★★	2.67%
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Number of end-user finance loans disbursed or mobilised for purchases of dwellings in the previous calendar year i	Reall	NACHU	2019	Not rated	19
Non-performing residential mortgages as a % of total outstanding residential mortgages	Central Bank of Kenya	National	2019		11.41%

Indicator Quality Assessment

	Interpretable	Relevant	Sufficiently Accurate	Representative	Timely	Accessible	Final Score
Quality Score	★★★★	★★★★	★★★★	★★★★	★★★★	★★★☆	★★★★
Narrative	Data is documented and well defined	Measurement in line with requirement	Data provided by government authority	Nationally representative, in line with definition	Published in 2019; released annually	Downloadable	Data provided by a regulatory authority

Data Elements

	Aggregation	Source	Collection Date	Year	Value
Number of mortgages outstanding	National	Central Bank of Kenya Link to source	2021-02-03	2019	27,993
Number of mortgages classified as non-performing	National	Central Bank of Kenya Link to source		2019	3,193

Does an operational mortgage refinancing company exist? i	The National Treasury	National	2020	Not rated	Yes
Number of residential mortgage providers i	Central Bank of Kenya	National	2019	★★★★	31
Prevailing residential mortgage rates i	Central Bank of Kenya	National	2019	Not rated	11.30%
% of households that can afford the cheapest, newly built dwelling by a formal developer or contractor	Central Bank of Kenya, Kenya National Bureau of Statistics, FSD Kenya	Urban	2019	★☆☆☆	14.18%
	DHS	Bottom 40	2015	★★★★	0.00%
Maximum dwelling price affordable to B40 households based on market mortgage finance terms i	Reall	Bottom 40	2019	★☆☆☆	$10,583.25

ALL INDICATORS

Search: | mortgage | ✕ |

Please enter 3 or more characters to begin search.
You can then click on a result to be taken to the relevant tab.

3. Sales & Rental - Value of residential mortgages outstanding

3. Sales & Rental - Value of residential mortgages outstanding as % of GDP

3. Sales & Rental - Mortgages as a % of properties

3. Sales & Rental - Number of residential mortgages outstanding

3. Sales & Rental - Non-performing residential mortgages as a % of total outstanding residential mortgages

3. Sales & Rental - Does an operational mortgage refinancing company exist?

3. Sales & Rental - Number of residential mortgage providers

3. Sales & Rental - Prevailing residential mortgage rates

3. Sales & Rental - Maximum dwelling price affordable to B40 households based on market mortgage finance terms

3. Sales & Rental - Number of residential transfers financed with a mortgage

3. Sales & Rental - Value of residential mortgages issued per annum in local currency units

3. Sales & Rental - Maximum residential mortgage term

3. Sales & Rental - Highest LTV on a residential mortgage

3. Sales & Rental - Is there a regulatory cap on residential mortgage interest rates?

3. Sales & Rental - Number of residential mortgage providers that serve the bottom-end of the market

3. Sales & Rental - Number of residential mortgages issued per annum

3. Sales & Rental - Number of residential mortgages or formal loans

The Market Shaping Indicators project is a work in progress. Significant gaps exist in data, which will be filled in future revisions. We would recommend checking back regularly for updates. We are keen to receive any feedback that you have on this Dashboard, which can be sent to info@reall.net.

Using the Dashboard

The indicators are split into 6 key areas, split into the Housing Value Chain: Land & Infrastructure, Construction & Investment, Sales & Rental, Maintenance & Management, Enabling Environment, Economic Environment and Demand, shown in the following tabs. Navigation can either be undertaken by using the tabs, or through the Search box immediately above. Above this, currency indicators can be toggled between USD and local currency.

Users are able to further interrogate each indicator each indicator through clicking on the arrows to the left of each indicator. This expanded section shows the data elements that are used to produce the overall indicator value, dates of data collection, source details, hyperlinks to the original data where possible, and a breakdown of data quality. The majority of indicators are quality assessed, based on the whether they are: Interpretable; Relevant; Sufficiently Accurate; Representative; Timely; and Accessible. Indicators are scored on each of these criteria using a 1-4 star system, detailed below:

☆ – poor

☆☆ – moderate

☆☆☆ – good

☆☆☆☆ – excellent

Finally, all data can be downloaded for further interrogation. By clicking on Switch to Data View at the top of the screen, users can filter data based on countries and columns, and download in a .csv or .xls file.

Bottom 40

Reall targets the Bottom 40% of the urban income pyramid, referred to as the 'Bottom 40' or 'B40'. An objective of the MSI work was to better understand and demonstrate the market from the perspective of households in the Bottom 40, and as such data is aggregated for this group where possible. Data for this group can be particularly challenging to come across. In part, this is due to the difficulties in accurately defining this group using existing data sets. Additionally though, the informality of much of life for lower income groups severely limits data availability, particularly in terms of key data on jobs, housing and relationships with local government. This lack of data is a key blockage for further engagement at the lower end of the housing market, and resolving this is an objective of Reall's and of the MSI work.

Aggregations

Data is shown at various different "aggregations", which demonstrate the size and location of the population for which the data represents. This varies from national to city level in terms of population groupings. Additional aggregations exist for the Bottom 40, as detailed above, enabling a focused view on the lower end of the market.

For relevant data, Reall's partners are also included as an aggregation. This is not meant to be representative of the entire market, but recognises that as practitioners and experts within the lower end of the housing market of each country, their experiences are a useful check on other data sets, and an indication of the value when other data is not available.

Terms of Use

Reall Ltd ("Reall") endeavours to make its data as freely available as possible in order to demonstrate the successes of its model and encourage other actors into the affordable homes movement. Reall provides the user with access to these data free of charge subject to the terms of this agreement.

Users are encouraged to use the data to benefit themselves and others in creative ways.

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– You agree to provide attribution to Reall in any published use of the data, including but not limited to articles, papers, blogs, books. Usage includes both direct publication of the existing data, along with any analysis undertaken by the user. This attribution should include Reall's name and the following link – reall.net/dashboard. An electronic copy of all reports and publications based on the data should be shared with Reall (info@reall.net).

– When sharing or facilitating access to the data, you agree to include the same acknowledgement requirement in any sub-licences of the data that you grant, and a requirement that any sub-licences do the same. You may meet this requirement by providing the uniform resource locator (URL) to these terms of use.

– Some datasets and indicators may be provided by third parties, and may not be redistributed or reused without the consent of the original data provider, or may be subject to additional terms and conditions. Where applicable, third party data is labelled as such, and usage conditions can be found on their respective websites.

Here you can select the data you wish to view and also download this data as CSV or XLS.

🖉 BACK TO GLOBAL VIEW

DATA SET

| Reall Projects | MSI Data |

DATA TYPE

| Indicators & Elements |
| Indicators & Quality |

COUNTRY (1/8) ⌃

Kenya x

Clear All   Select All

- ☐ Cote d'Ivoire
- ☐ Ghana
- ☐ Morocco
- ☐ Mozambique
- ☐ Nigeria
- ☐ Tanzania
- ☐ Uganda

COLUMNS (19/19) ⌄

All Columns x

DATA EXPLORER

Download CSV   Download XLS

Country Name	Indi Key	Indicator	Definition	Aggregation	Year	Value	
Kenya	VC.LAND.ASSEM.1	Regulated minimum size of a residential plot in urban areas in square meters	The minimum size of a residential plot in urban areas in square meters as per legislation/regulation.	National			
Kenya	VC.LAND.ASSEM.1	Regulated minimum size of a residential plot in urban areas in square meters	The minimum size of a residential plot in urban areas in square meters as per legislation/regulation.	Urban	2004	500	
Kenya	VC.LAND.ASSEM.1	Regulated minimum size of a residential plot in urban areas in square meters	The minimum size of a residential plot in urban areas in square meters as per legislation/regulation.	Bottom 40			
Kenya	VC.LAND.ASSEM.1	Regulated minimum size of a residential plot in urban areas in square meters	The minimum size of a residential plot in urban areas in square meters as per legislation/regulation.	Nairobi			
Kenya	VC.LAND.ASSEM.1	Regulated minimum size of a residential plot in urban areas in square meters	The minimum size of a residential plot in urban areas in square meters as per legislation/regulation.	NACHU			
Kenya	VC.LAND.ASSEM.2	Smallest residential plot size	The smallest plot size (in square meters) available in a residential development by a developer / contractor.	-		-	
Kenya	VC.LAND.ASSEM.2	Smallest residential plot size	The smallest plot size (in square meters) available in a residential development by a developer / contractor.	Urban			
Kenya	VC.LAND.ASSEM.2	Smallest residential plot size	The smallest plot size (in square meters) available in a residential development by a developer / contractor.	Bottom 40			
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Kenya	VC.LAND.ASSEM.2	Smallest residential plot size	The smallest plot size (in square meters) available in a residential development by a developer / contractor.	NACHU			
Kenya	VC.LAND.ASSEM.3	Average land costs per m2	The average cost per square meter of unserviced land that is zoned for residential development in urban areas.	National			
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VIEW COUNTRY **VIEW MSI DATA**

■ SELECTED COUNTRY
■ PRIORITY COUNTRIES
■ OTHER COUNTRIES

NAVIGATION: 🌐 GLOBAL
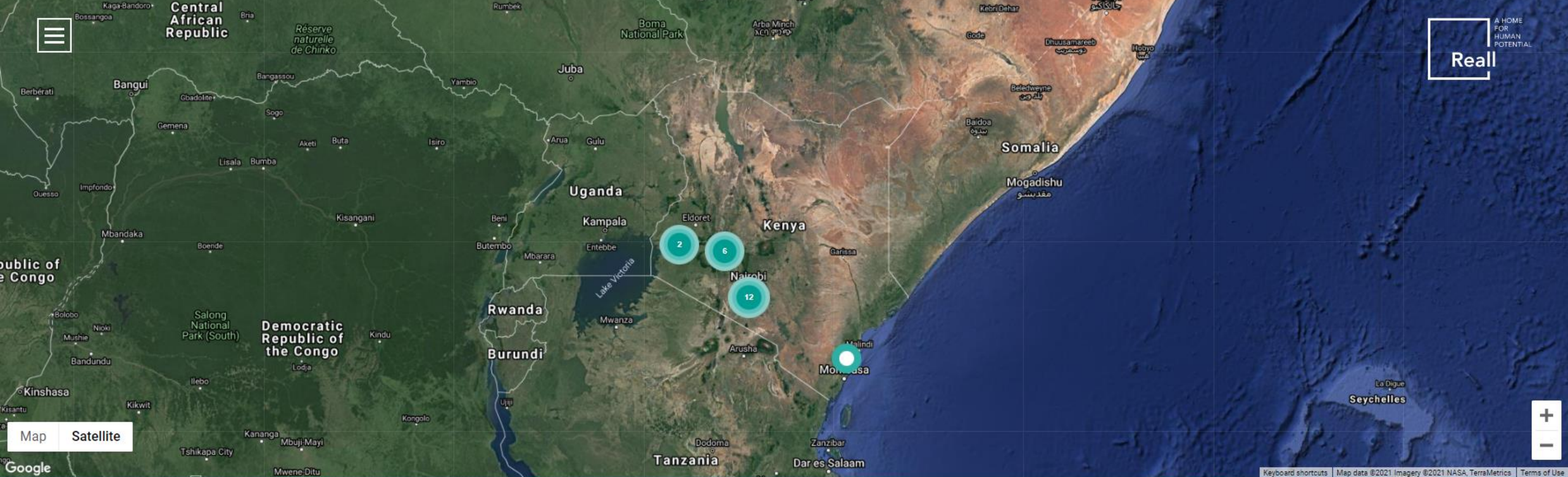
⊞ SWITCH TO DATA VIEW

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⬚ SWITCH TO DATA VIEW

KENYA

A priority country, Reall has been operating in Kenya since 1991 and pursuing a more commercial strategy since 2005.

Kenya has a housing deficit of over 2m homes, which increases by around 200,000 per annum. There are 50,000 new houses being constructed annually, but this fails to have a significant impact on demand. An estimated 61% of Kenya's 50m residents live in slums, and over 90% of Kenya's urban households are rental properties. Credit is mostly unavailable to the vast majority due to informal sources of income. However, in 2017 the Kenyan president announced affordable housing as one of their "Big Four" agendas, and committed to constructing 500,000 homes by 2022.

The majority of Reall's work in Kenya has taken place in partnership with the National Cooperative Housing Union (NACHU). Through this partnership, NACHU have constructed over 1,500 homes. NACHU has also successfully engaged with the national and regional governments, helping to shape the current housing policy to consider people on low incomes, and have been an active member in government task forces on land, housing and the built environment.

An exciting pipeline of new partnerships and collaborations is being developed, focused on commercial low-income housing

VIEW IN GOOGLE EARTH   SWITCH TO DATA VIEW

Map   Satellite

Google

Keyboard shortcuts | Map data ©2021 Imagery ©2021 CNES / Airbus, Maxar Technologies | Terms of U

Reall
A HOME FOR HUMAN POTENTIAL

SEMBA MOTTO RESETTLEMENT

Status:	**Complete**
People Housed:	**412**
Country:	Kenya
City:	Nairobi
Partner:	NACHU

KES KSH	USD $
TOTAL INVESTED	
$1,361,086	
AVERAGE SALES PRICE	
$8,492	

KEY DATA HOLDERS IN KENYA

REGULATOR / GOVERNMENT DEPARTMENT

Central Bank of Kenya	Kenya National Bureau of Statistics
Ministry of Lands & Physical Planning	National Land Commission
National Treasury	Nairobi City County

PRIVATE INSTITUTION / INDUSTRY BODY

Kenya Bankers Association and other lenders	Kenya Property Developers Association and other developers
Association of Microfinance Institutions of Kenya	National Cooperative Housing Union
TransUnion, Creditinfo, Metropol	Haas Consult
Kenya Mortgage Refinance Company	Institute of Quantity Surveyors

INTERNATIONAL ACTORS

Reall	World Bank / IFC
FSD / FSD Kenya	AfDB
	DHS Program

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A HOME FOR HUMAN POTENTIAL

Data Agenda for Kenya

The KNBS is a key data custodian in Kenya, and a critical partner in helping to understand the progress and challenges of the Affordable Housing Programme. KNBS' data repository is rich and substantial. A key opportunity exists in curating data with an explicit housing lens.

Key Recommendations

Unlock
- CAHF, FSDKenya and others could extract and analyse household data to close data gaps
- Integrated Household Budget Survey: Bottom 40 data (including access to services like waste collection and rental data) and data on home improvements exists but is in raw format

Disseminate
- Economic Survey: Some data is collected and disseminated but not easy to find/access (e.g. data in construction chapter on housing loans and residential building construction). The KNBS could publish separate chapters and disseminate construction data to improve accessibility

Disaggregate
- Population and Housing Census: Bottom 40 data may exist but raw data is not disseminated (consider a 10% sample)
- The KNBS is well-positioned to make raw data available to enable analysis of household data. This will allow for useful household-level analysis based on formality and type of residence (urban/rural). This could also facilitate standardised cross-country comparisons. This data could also be triangulated against C-GIDD income data

Gather
- Economic Survey: Much of the published data (including the number of houses completed and employment data) is for Nairobi only which does not allow for a nationally representative analysis. There may be opportunities for the KNBS to gather and publish data from other municipalities
- Integrated Household Budget Survey: Survey is outdated with no indication of when new budget survey will be conducted. It is not clear what additional household surveys will be conducted in Kenya in light of post-COVID austerity measures. CAHF and FSDK should clarify this
- Real Estate Survey: This survey has not yet been published but offers an important opportunity for KNBS to track Kenya's Affordable Housing Programme
- Where there are opportunities to do so, CAHF and FSDKenya should collaborate with the KNBS to refine household questionnaires in future so that data is generated on key indicators

Proposal

KNBS, CAHF, FSDKenya, and Reall form a **working group to support better reporting on Kenya's Affordable Housing Programme** within the overall residential property sector, and to explore:

- Real Estate Survey and Kenya's house price index
- Value chain data attention
- Macro-economic & demand side data
- Articulating the B40 and how to grapple with informality
- KNBS as the repository for value-chain data from counties / other government agencies, with standardised frameworks

CAHF, FSDKenya and KNBS to produce a **digital dashboard for inclusion on the KNBS website**, drawing in data from across KNBS surveys, explicitly speaking to the Affordable Housing Programme

TARGETS

- Engagement with:

  – National Bureaus of Statistics to curate data with an explicit housing lens

  – Central Banks to improve housing finance data reporting

  – Ministries of Lands to publish indicators and reports on residential transfers

  – Local authorities to disseminate indicators and reports on key building activity

- Through the Open Access Initiative, close data gaps on the private sector side

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NEXT STEPS

- Start of an ongoing process

- Country-specific webinars providing detailed overview of findings

- Continuing to improve existing work

  – Reviewing and further shaping indicators, definitions and methodologies

  – Working with data holders to improve quality and availability

- Further data collection

  – Updating data on an annual basis

  – Reall rolling out work in Asia, starting with India and Pakistan

  – CAHF have completed work in Rwanda

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WORKING WITH OTHERS

- Want to work with others to:

  – Strengthen this work: Indicators will continue to be revised and improved, and want to bring in new ideas from other sector actors on what is and isn't important.

  – Continue to update data: Aim to update data on an annual basis, and keen for others to support in this process.

  – Roll out in new geographies: Reall and CAHF are committed to continuing process in existing countries, but want to see it be adopted much more widely than this. Partnerships with other actors will enable further rollout into additional countries.

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15ᵗʰ July Launch

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Questions?

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