



Bridging the Affordability Gap:
**Towards a Financing Mechanism for
Slum Upgrading at Scale in Nairobi**

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Abbreviations and Acronyms

ADB	African Development Bank
AFD	Agence Française de Développement
AGF	African Guarantee Fund
AHFP	Affordable Housing Finance Project
AHP	Affordable Housing Programme
AMCHUD	African Ministerial Conference of Housing and Urban Development
AMT	Akiba Mashinani Trust
AO	Al Omrane
CBK	Central Bank of Kenya
CBR	Central Bank of Kenya Base Rate
COTU	Central Organisation of Trade Unions
CURI	Centre for Urban Research and Innovation
DFI	Development Finance Institution
ELRC	Employment and Labour Relations Court
FY	Financial Year
HF	Housing Fund
ICT	Information and Communication Technology
IIED	International Institute for Environment and Development
IPDU	Integrated Project Delivery Unit
ISDF	Informal Settlements Development Fund (Egypt)
JV	Joint Venture
KAHFP	Kenya Affordable Housing Finance Project
KENSUP	Kenya National Slum Upgrading Project
KES	Kenyan Shilling
KISIP	Kenya Informal Settlements Improvement Project
KPDA	Kenya Property Developers Association
KMRC	Kenya Mortgage Refinance Company
KURA	Kenya Urban Roads Authority
KUSCCO	Kenya Union of Savings and Credit Cooperatives
KWFT	Kenya Women Finance Trust
L.N.	Legal Notice
LPDP	Local Physical Development Plan
MFI	Microfinance Institution
MRC	Mortgage Refinance Company
MW	Megawatt
NACHU	National Cooperative Housing Union
NaMSIP	Nairobi Metropolitan Services Improvement Project
NMT	Non-Motorised Transport
NCA	National Construction Authority
NCIF	Nairobi Community Infrastructure Fund

NEMA	National Environmental Management Agency
NGO	Non-Governmental Organization
NHC	National Housing Corporation
NWSC	Nairobi Water and Sewerage Company
OBA	Output-Based Aid
PFMA	Public Finance Management Act
PML	Primary Mortgage Lender
PPA	Physical Planning Act
PLUPA	Physical and Land Use Planning Act
PPP	Public-Private Partnership
SACCO	Savings and Credit Cooperative
SDHUD	State Department of Housing and Urban Development
SDI	Shack/Slum Dwellers International
SDG	Sustainable Development Goal
SIDA	Swedish International Development Agency
SII	Social Impact Investor
SME	Small and Medium Enterprise
SPA	Special Planning Area
SPARC	Society for the Promotion of Area Resource Centres
SRA	Slum Rehabilitation Authority
TDR	Transfer of Development Right
TP	Tenant Purchase
UN-Habitat	United Nations Human Settlements Programme
UNOPS	United Nations Office for project Services
USAID	United States Agency for International Development
USD	United States Dollar
VS	Villes Sans Bidonvilles (Cities without Slums)
WASH	Water, Sanitation and Hygiene

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