

Bonite Community Housing Development

Building a better and sustainable future for children and young people in Moshi, Tanzania



www.kijana-kwanza.org

Introduction

Kijana Kwanza (Young People First) is a UK registered charity that operates in Tanzania, promoting child and youth development through education, informal learning and vocational training. Alongside our core activities, we deliver a wider programme of humanitarian aid that supports families with children through food distribution, housing grants and small business loans.

Bonite Community Housing Development is a long-term response to our relief work in the aftermath of the devastating floods in Moshi Town in April 2020, which destroyed 116 homes and the more general need for affordable housing for low-income families.



In the immediate aftermath of the floods in Moshi Town, our young people distributed food and household essentials to victims.



This 1-room property in Njoro Ward of Moshi Town houses a family of 4, including 3 children of school age. The family share 1 mattress and cook on a charcoal stove in the corner of the room.

Housing Needs

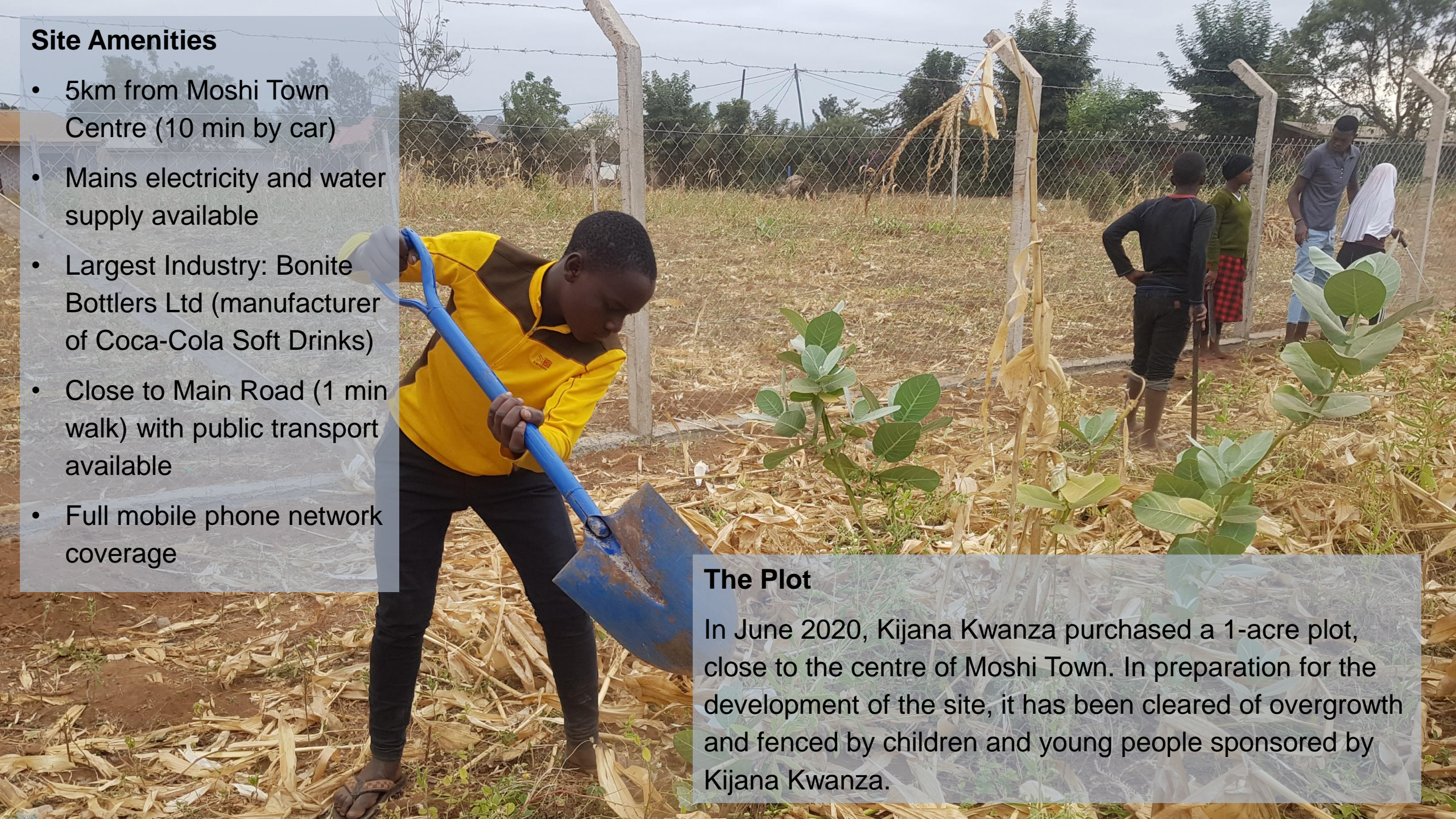
In Moshi Town, there are significant disparities between income and housing rental costs. The average income for a low-skilled worker is Tsh. 150,000 (£50/\$65) per month, which is the same as the rental cost for a basic 3-bedroom property that would provide a dignified existence for an average sized family. As a result, families are forced to rent smaller 1-room properties or build mud-huts illegally on public land. These properties rarely have an electricity or water supply and many self-builds are prone to collapse. Overcrowding often results in poor educational performance and increases health risks for children, continuing the cycle of poverty to the next generation.

Site Amenities

- 5km from Moshi Town Centre (10 min by car)
- Mains electricity and water supply available
- Largest Industry: Bonite Bottlers Ltd (manufacturer of Coca-Cola Soft Drinks)
- Close to Main Road (1 min walk) with public transport available
- Full mobile phone network coverage

The Plot

In June 2020, Kijana Kwanza purchased a 1-acre plot, close to the centre of Moshi Town. In preparation for the development of the site, it has been cleared of overgrowth and fenced by children and young people sponsored by Kijana Kwanza.



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The Vision – Bonite Community Housing Development

With the pro-bono support of architects in the UK and Tanzania, we propose to build 28 housing units arranged in clusters of 7 to create a small neighbourhood around an arable courtyard planted with fruit trees and/or available for agriculture.



A workshop for young women at Kijana Kwanza on how to safely manage electrical supplies in the home.

Bonite Community Housing Development will deliver a long-term and sustainable solution to the challenge of affordable housing in Moshi Town, **alongside wider social and economic benefits.**

These include:

- Quality housing for low-income families that restores **dignity** and offers **stability** to children
- An **engaged community** where families are **empowered** to participate in the overall management of the site and in **setting goals** for themselves and their families
- Informal **support structures** that enable families to **coexist** and overcome unexpected crises
- Access to **community services** including parenting **workshops**, life skills **training** and **educational support** for children and young people delivered by Kijana Kwanza.

Commercial Viability

Each cluster of 7 housing units will consist of 5 community housing units and 2 private housing units. The rental cost of housing units will be Tsh. 45,000 and Tsh. 150,000 per month for community housing and private housing respectively.

Other Income Generation

The site includes space for a shop/kiosk and a commercial workshop which will be available for rent. The courtyard areas will be planted with fruit trees and the annual harvest will be sold at market. The surplus funds will reduce the long-term risk of major repairs and maintenance and generate funds for reinvestment in the community.

Financial Forecasts

<i>Annual Income</i>	<i>(Tanzanian Shillings)</i>
Rental Income (Tsh. 45,000/month) × 20 Housing Units*	10,800,000
Rental Income (Tsh. 150,000/month) × 8 Housing Units	14,400,000
Rental Income (Tsh. 40,000/month) × 1 Shop/Kiosk	480,000
Rental Income (Tsh. 100,000/month) × 1 Workshop	1,200,000
Annual Income from Harvest	700,000
Service Charges*	2,400,000
<u>Total Income:</u>	<u>29,980,000</u>
<i>Annual Expenditure</i>	
Utilities	2,400,000
Repairs & Maintenance	4,200,000
Community Development Worker (Tsh. 500,000/month)	6,000,000
Administration	600,000
Contingency	2,000,000
<u>Total Expenditure:</u>	<u>15,200,000</u>
<i>Annual Profit</i> (available for community services)	14,780,000



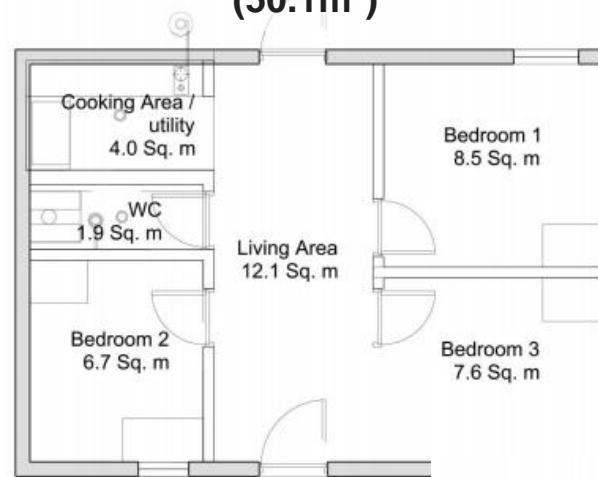
Unit Design

Each unit includes:

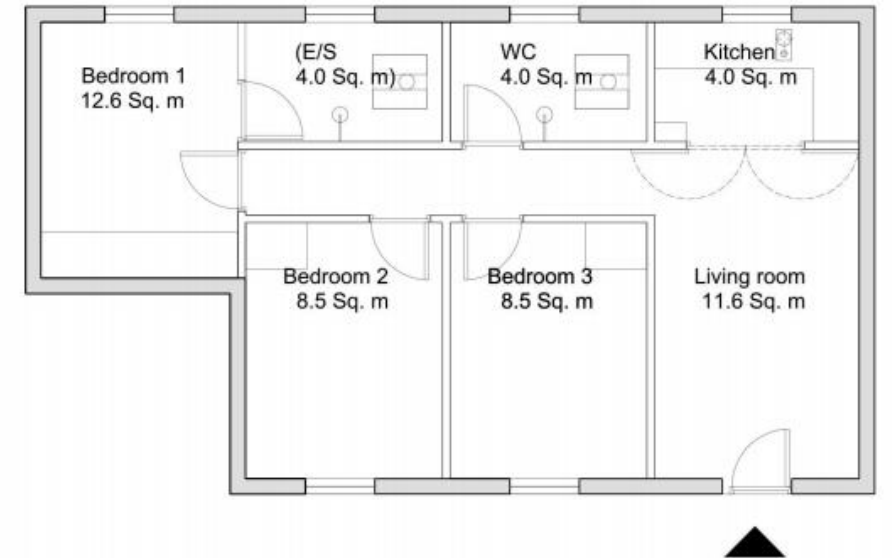
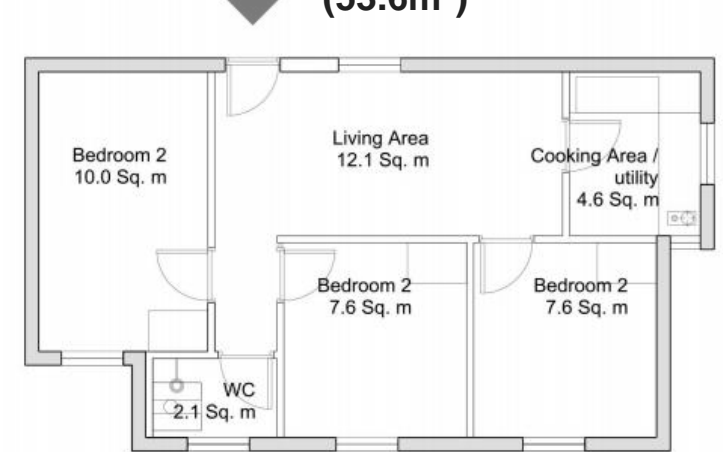
- 3 bedrooms
- a small living room
- a toilet and shower room
- a basic kitchen

Private housing units are larger in size, include an en-suite master bedroom and addition fixtures and fittings.

Community Housing Unit Type A
(50.1m²)



Community Housing Unit Type B
(53.6m²)



Private Housing Unit
(62.6m²)



Sustainability

In keeping with the sustainable objectives of the project, all homes will have the option of being powered by solar energy. Rainwater collection units will be located around the plot for irrigation, cleaning and washing clothes.

Affordable Rent

Community Housing Residents will contribute a monthly rental payment of Tsh. 45,000 which is 40%-55% below commercial rental options for the area. In addition, they will pay up to Tsh. 10,000 towards service charges for communal electricity and water supply that is not covered through renewable sources.

The cost of rent has been set at 30% of an average household income of Tsh. 150,000 for an unskilled worker (such as domestic staff, farm labourers or informal night guards). This percentage is globally recognised as the maximum amount a family should spend on rent to ensure that they can meet the everyday costs of living.



Ownership & Site Management

All properties and assets will be owned and held in trust by Kijana Kwanza. A Community Development Worker will be appointed to oversee rent collection, coordinate cleaning of communal areas and deliver community activities.

Contracts

Tenants will be selected in accordance with our eligibility criteria through an open application process. Tenants will be required to sign a fixed-term, legally binding contract for a period of 12-36 months, with no automatic right for renewal.



Cost

The cost of building each unit is £12,000/\$15,600. Units will be constructed in 4 individual phases, with each phase comprising 1 cluster of 7 housing units at a cost of £84,000/\$109,200 per phase.

Community Benefit

The project will generate an annual return that will be reinvested into the families living on the development, and beyond, in the following areas:



Education

Pay for school uniform, school meals and exercise books

Pay for additional tuition and for children from poor families



Welfare

Pay for crisis payments, grants and food for destitute families

Pay for medical insurance and related health costs



Economic Development

Pay for vocational training or a career-focused qualification

Pay for a business grant or interest-free loan

Donate

We are currently requesting donations towards Phase 1 of Bonite Social Housing Development, which will consist of 7 housing units. Construction will commence in March 2021.

Online: www.kijana-kwanza.org/donate

Bank Transfer:

Account Name: Kijana Kwanza (Young People First)

Sort Code: 20-92-63

Account Number: 0380603

SWIFT/BIC: BUKBGB22

IBAN: GB05BUKB20926303806030

UK Registered Charity: 1183099

Registered NGO in Tanzania: I-NGO/R/0602

