

ABS Housing at Tumaini Project Nairobi, Kenya

1. Executive Summary

a. The Work of AIM Care's Tumaini Counseling Center, Nairobi

AIM Care is a part of Africa Based Support Services (ABS) and runs the Tumaini Counseling Center in Nairobi, Kenya.

ABS exists to provide the necessary support to missionary personnel working in difficult outreach areas.

Tumaini Counseling Center was founded by AIM in 1991 to offer on-field member care support to missionaries working with AIM and like-minded missions in Africa. Tumaini celebrated its 25th anniversary in 2016. Over these years, the number of missionaries seen has steadily risen to 350-400 people per year, including couples, families, and their children (MKs). Tumaini has become a world-leader in this field and is the only specialist member care center of its kind on the African continent.

The clinical staff working at Tumaini are professional psychiatrists, psychologists, and family and other therapists who are themselves missionaries. The current team comes from the US, Canada, the UK, Germany, and South Korea.

b. The Need and the Vision

This project is to build four two-bedroom apartments on the AIM-owned Tumaini compound. Finding safe affordable housing in Nairobi is becoming increasingly difficult. Traffic in Nairobi is also an increasing concern and source of stress to personnel. Commuting even a short distance to a ministry location has the potential to take significant amounts of time each day.

Building these apartments on land already owned by AIM at the Tumaini compound will enable us to house more of our clinical missionary personnel serving long-term or short term. The apartments will also be available to other AIM/ABS members who are working in the locality. Providing secure housing close to a member's ministry location eases recruitment, travel time, and stress levels on personnel.

ABS has considerable experience with building, renting, and managing housing in Nairobi for its mission personnel.

2. **Additional information**

a. The Need

Securing safe, affordable housing for personnel serving with AIM is an important part of member care. Most of the Nairobi housing ABS has is rental properties. This has served us well in the past as rental rates were fairly stable, but costs of renting has risen significantly over the past few years.

For several years, there has been ongoing discussion about the need for additional housing on the grounds at Tumaini. Rising rental rates has now made this need urgent.

The current plan is to construct a single building consisting of four two-bedroom apartments that will be adjacent to the current duplex.

The primary driver for this additional housing is high cost and escalation of rents in Nairobi for our Tumaini professional staff. This housing unit at Tumaini will also be available to support multi-department ABS housing, not limited to AIM Care staff. This new housing will be designed to be particularly well-suited for singles, couples, and small families, as Tumaini already has two housing units for larger families, and ABS has existing larger family units on our housing compounds at Ndemi, Muringa, and Kulungu.

b. The Tumaini Compound

The Tumaini compound is 2.5 acres, wholly owned by AIM since 2002. It currently comprises of the purpose-built Tumaini Counseling Center and two three-bedroom houses for AIM Care staff.

The need for additional housing was foreseen back in 2002, and there is room on the compound for this new building. As shown in this project, planning permission was granted then for the additional housing. This planning permission has recently been renewed.

The compound has 24-hour security provided by guards, the costs of which will be shared with these new apartments.

c. Planning and Architectural Drawings

We have worked extensively with two architects to finalize the overall site plan, and they created detailed schematic drawings and given a detailed summary of the project's costs. These architects have worked for ABS in the past. This preparatory work has been completed and has enabled us to obtain a fully-approved project under AIM International. We have also obtained full approval from the proper authorities in Kenya –

specifically Nairobi County Government– so that we are ready to commence construction once funding allows.

We have also had extensive dialogue with the compound’s neighbors to inform them of this project and to ensure them that we are in full compliance with Nairobi County regulations.

Our architect has confirmed that there is adequate sewer, water, and electrical supply to support the new units. Sewer capability has also been confirmed by regulatory bodies in Kenya.

d. Costs

This project will be 100% funded by newly-raised AIM Project funds. We do not anticipate any request for RHAF funding for this project, and this project should not depend upon current ABS reserve funds.

Full details of the building costs are set out in the attached document, but the summary is shown here:

<u>Item</u>	<u>Cost in KSh</u>	<u>Cost in USD</u> (101KSh = \$1)
Preliminaries	800,000Ksh	\$7,921
Prime cost & provisional sums	10,768,819Ksh	\$106,622
New Apartments	14,365,766Ksh	\$142,235
External works	2,167,670Ksh	\$21,462
Total	<u>28,102,255Ksh</u>	<u>\$278,240</u>

e. Project Leadership

The project will be led by Africa Based Support in Nairobi, under the leadership of Charles Mungaithi, ABS Director, and Judi Troutman, ABS Associate Director, along with Mark Phippen and Dr. Roger Brown from Tumaini.

- f. Further information about Tumaini Counseling Center and its work can be found at its website: <http://tumainicounselling.net> Further information about the ministry of AIM Africa Based Support can be found at www.aimabs.org

3. Viability and Maintenance of the Project

The estimated savings on rent over just a few years’ time will allow us to realize fully the initial investment of construction. It is also anticipated that some rental income may be

realized as some units may be rented out to other like-minded missions for short periods of time. Overall administrative costs will be kept as low as possible by avoiding the need to rent properties within Nairobi.

4. Impact of Project on AIM's Overall Ministry

AIM places a high value on good member care. In cross-cultural work, there's a great potential for missionaries to face isolation, heightened stress, and emotional overload. The overwhelming needs put missionaries at risk of textbook "compassion fatigue." And the environment – war-torn countries, high crime, bad roads, and other perils – opens a door to all kinds of possible trauma, both physical and emotional.

Good member care can make the difference between missionaries flourishing and merely coping on the field, between retiring strong and retiring bitter or disillusioned, between a whole career and a single term. And it can make the difference between another generation following in our footsteps or taking one look at missions and deciding it's just too costly a path.

Good member care comes in many forms including securing safe, healthy housing that provides a home and place of rest and refreshment for our members.

This building project will allow AIM Care's Clinical Staff, as well as other personnel serving with AIM in Nairobi, to provide better support for the front-line missionaries and the purposes of AIM.