



Centre for Affordable  
Housing Finance  
in Africa

# User Guide: The Nairobi Metropolitan Area Dashboard Revamp 2023

## Contents

### [Introduction](#)

### [The User Interface](#)

#### [The default landing page](#)

#### [Using buttons](#)

##### [Switching between views](#)

##### [Sending an email to CAHF](#)

##### [Downloading a PDF of the Dashboard view](#)

#### [Interacting with the dashboard](#)

#### [Using filters](#)

##### [Category filters](#)

##### [Custom filters](#)

##### [Custom numeric filters](#)

##### [Custom name value filters](#)

##### [Resetting 'all' the filters](#)

#### [Interacting with charts](#)

##### [Summary ribbon](#)

##### [Bubble chart](#)

##### [Map](#)

##### [Persona charts](#)

##### [Cross tabulation](#)

# Introduction

The Nairobi Metropolitan Area Dashboard (NMA Dashboard) provides a user with an intuitive way to learn more about the housing projects in the Nairobi Metropolitan. It caters for practitioners in the residential housing space, developers, investors, financiers, academia and home buyers.

The Dashboard shows the distribution of housing units over approximately 1,000 housing projects within the Nairobi Metropolitan Area, covering 4 of the 5 countries in the metro namely [Kiambu](#), [Kajiado](#), [Nairobi](#) and [Machakos](#). Currently, the dashboard provides an array of data points collected in 2021 and 2022, and this is envisioned to be updated annually.

To view the dashboard, click here: <https://housingfinanceafrica.org/documents/housing-developments-in-the-nairobi-metropolitan-area/>

## The User Interface

### The default landing page

On opening the dashboard link the default view is displayed and should appear as shown in the following figure

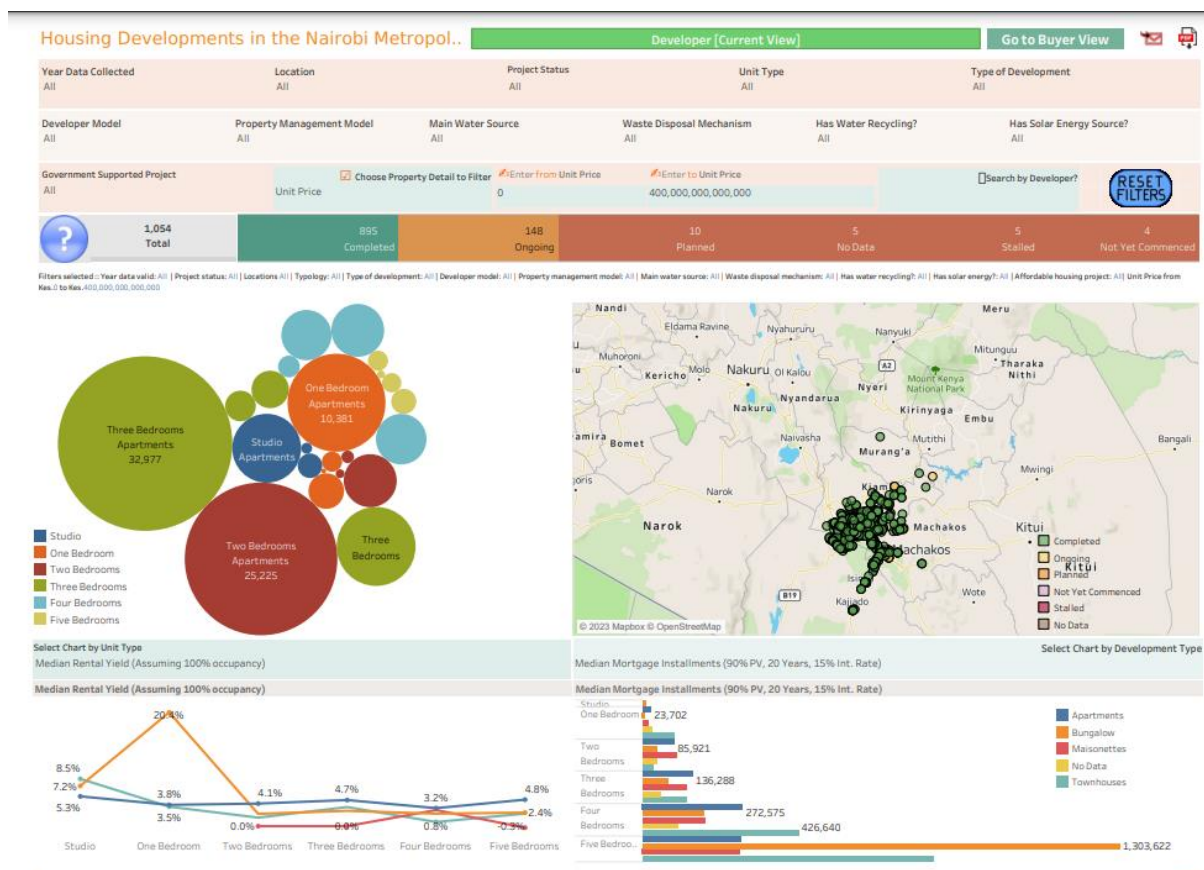


Figure: Default Dashboard Landing Page

## Using buttons

The dashboard provides buttons to achieve various functionality as outlined below:

Housing Developments in the Nairobi Metropolitan Area

Developer [Current View] Go to Buyer View

Year Data Collected (All) Location (All) Project Status (All) Unit Type (All) Type of Development (All)

Developer Model (All) Property Management M... (All) Main Water Source (All) Waste Disposal Mechanis... (All) Has Water Recycling? (All) Has Solar Energy Source? (All)

Affordable Housing Project (All)  Choose Property Detail to Filter Rent Price Per Month (0) Enter from Rent Price Per (10,000,000,000,000) Enter to Rent Price Per Search by Developer? Reset Filters

1,054 Total 895 Completed 148 Ongoing 10 Planned 5 No Data 5 Stalled 4 Not Yet Commenced

Filters selected :: Year data valid: All | Project status: All | Locations All | Typology: All | Type of development: All | Developer model: All | Property management model: All | Main water source: All | Waste disposal mechanism: All | Has water recycling?: All | Has solar energy?: All | Affordable housing project: All | Rent Price Per Month from Kes.0 to Kes.10,000,000,000,000

## Switching between views

Two buttons are provided to switch between the 'Developer View' and the 'Buyer View'.

Button #1 - When selected, redirects the user to the 'Developer View'

Button #2 - When selected, redirects the user to the 'Buyer View'

Depending on the view the user is currently on, one of the two buttons is disabled and labeled **[current view]** to help the user identify the current view.

Button #5 - This is a **Help Button** that provides the user with a view containing the definition of terms.



Figure: Button #5 - Help button which opens the definition of terms view

When selected, a static screen overlays most of the current view to show the definition of terms provided by CAHF as shown below.

Housing Developments in the Nairobi Metropolitan Area

Developer [Current View] Go to Buyer View

CAHF Centre for Affordable Housing Finance in Africa

Definitions Note

Project Name	Name of the project
Name of Developer	The name of the Developer or project owner
Project Location	The neighborhood in which the project is located
What is the size of the land the development is on? (Acres)	The size of land within which the project sits (in acres)
Project Location Google Coordinates/Google pin	The longitude and latitude coordinates of the exact location of the project
Developer or project website	URL address of the project website or developer's website
Year Started (Year/Month)	When the development was started
Year Completed (Year/Month)	When the development was completed
Project Status	The current status on the project- complete, ongoing, planned or stalled
Developer Model	This refers to how the project is modeled i.e as Rental, For Sale or Both
% of Units Sold	The number of units sold as a % of the total number of units
Number of units per acre	The number of units in the development divided by the size of the land within which the project sits
Years of Selling	The number of years the units have been on sale to date

Figure: Definitions of terms

The user can return to either the developer or the buyer view by selecting button #6x to close the help view.

## Sending an email to CAHF

Button #3 enables the user to send an email from the dashboard views.

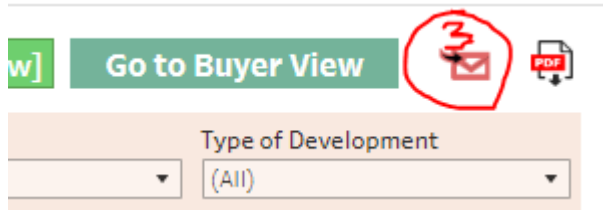


Figure: Button #3 - Send Email to CAHF button

On selecting the button, the default email client for the user is opened up with a boilerplate for the email as follows.

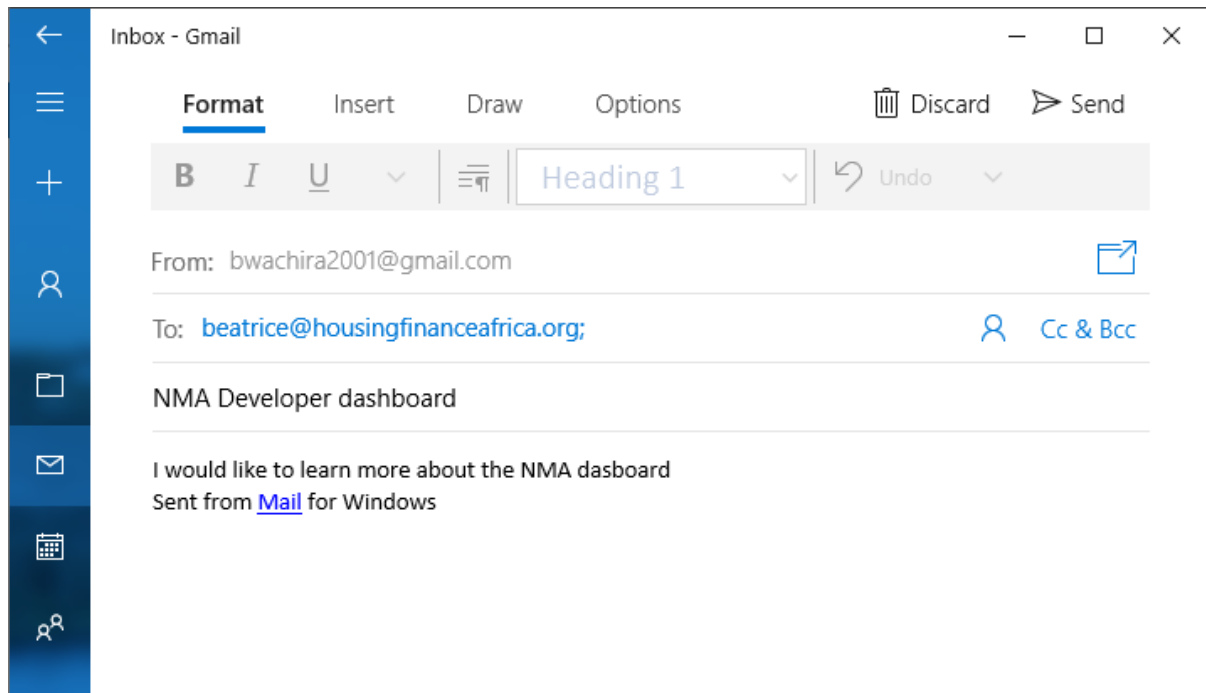


Figure: Boilerplate Email sent from the NMA Dashboard

The email is configured to go to Beatrice's CAHF email and contains a subject that either reads '**NMA Developer dashboard**' or '**NMA Buyer dashboard**'.

The body of the email reads '**I would like to learn more about the NMA dashboard**'.

The user is at liberty to send the email as is or modify it before sending.

## Downloading a PDF of the Dashboard view

Button #4 enables a user to download the currently visible view of the dashboard as a PDF document.

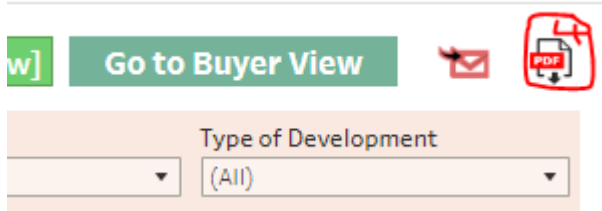


Figure: Button #4 - Download dashboard view as PDF document  
 On selecting the button the user is prompted with a **Download PDF** dialog to choose the **view, scaling, paper size, and orientation.**

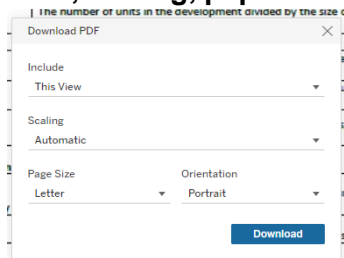


Figure: Download PDF dialog  
 By clicking on the **Download** button, a PDF document will be downloaded to the user's device.

## Interacting with the dashboard

### Using filters

Filters enable the user to slice the data using either categories or numerical value ranges. The NMA Dashboard provides the users with both categorical filters and numerical filters. Categorical filters enable the user to select a distinct data value e.g. **Unit Type** as **Studio** while numerical filters enable the user to specify to slice properties whose rent per month is between **Kes. 10,000** to **Kes. 20,000**.

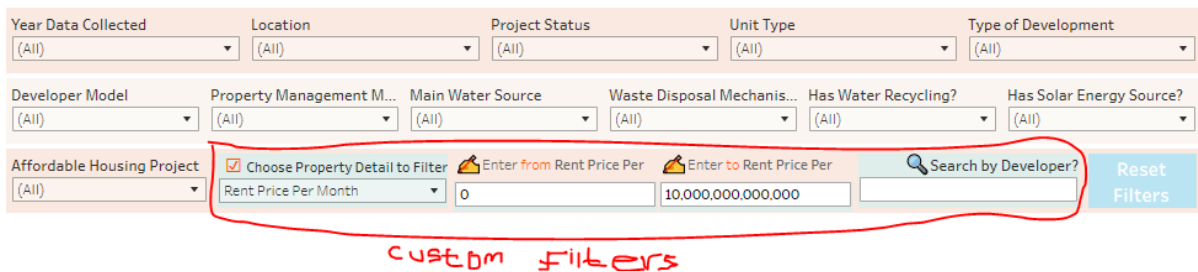


Figure: NMA Dashboard Filters

### Category filters

These are the majority of filters on the filter belt. They are easily distinguished by a drop-down triangle on the right of the selection box. When the drop-down is selected, a list of categorical options is displayed. The user can select multiple options and click the **apply** button to apply the filter to the data.

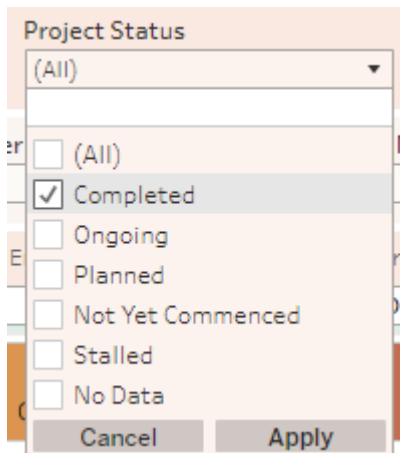


Figure: Example of a categorical filter

### Custom filters

Custom filters provide the user with a flexible way of slicing the data with either arbitrary or user-defined text or numerical values.

### Custom numeric filters

This functionality enables the user to first select a metric of interest and then define the range of values to slice the data with.

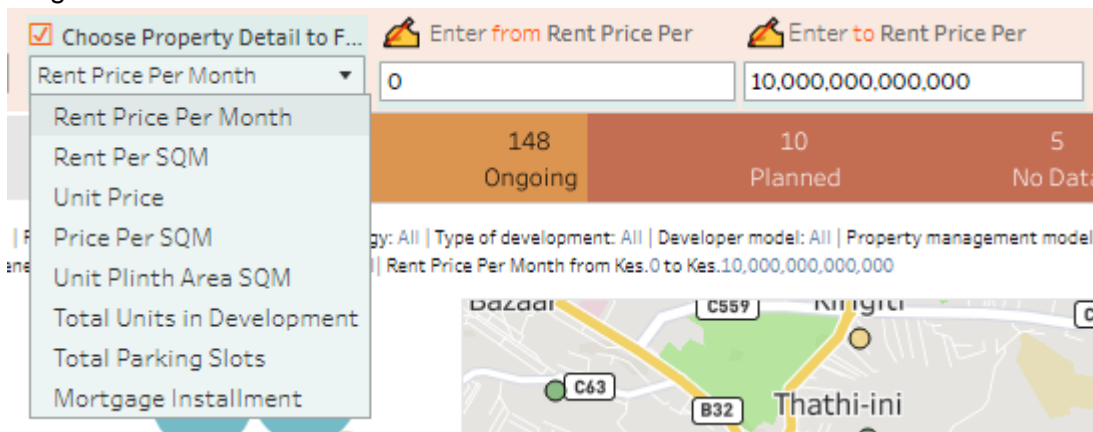


Figure: custom numerical filter

The user can select a property detail from the drop-down and then input the start and end numerical range to filter the data.

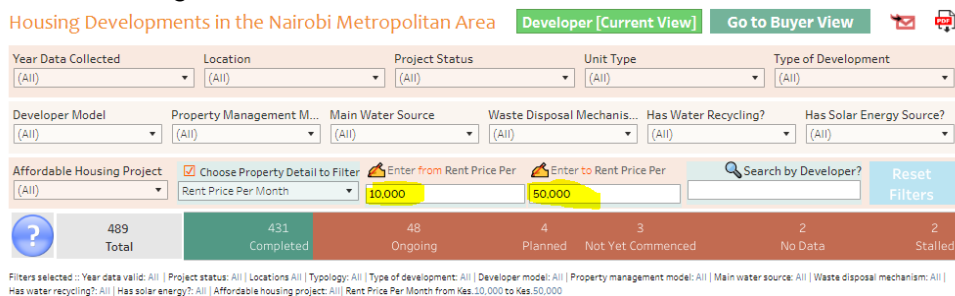


Figure: Custom numeric filter for **Rent price per month from Kes. 10,000 to Kes. 50,000.**



The default **from amount** is set at 0 while the end value is set at **4 billion +**. The user can set the range of the values of interest to filter or reset the values to the default amounts to exclude the filter.

### Custom name value filters

The custom name filter enables the user to enter text to filter the data. The current design enables the user to search by **property name** on the buyer view or by the **developer name** while on the developer view.

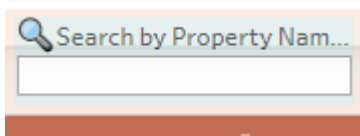


Figure: Custom name-value filter

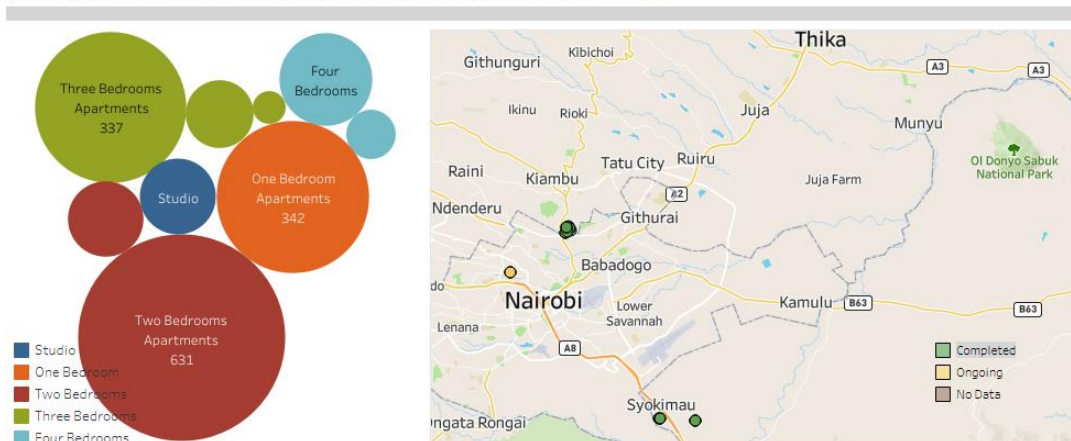


Figure: Custom name-value by **Developer name** on the Developer view

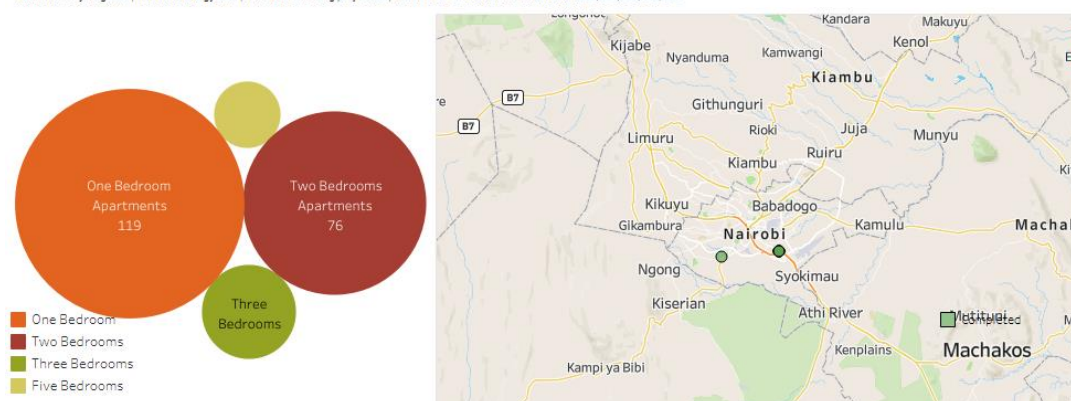


Figure: Custom name-value by **Property name** on the Buyer view

To reset the filter and view all the data, the user needs to click on the 'Reset filters' button.

### Resetting 'all' the filters

A reset all filters button is provided that enables the user to reset all the categorical filters to include 'All' the data.

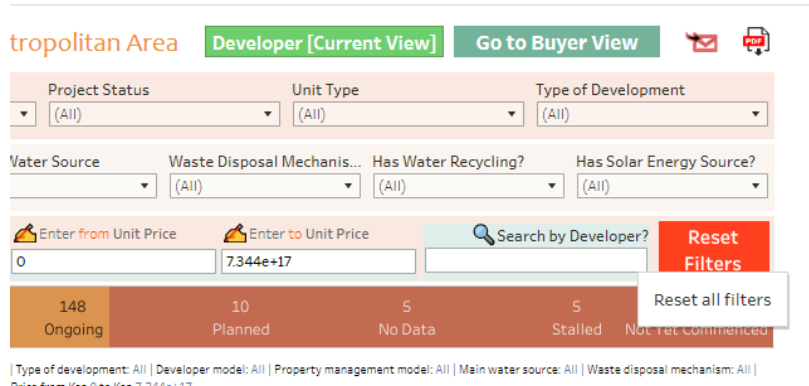


Figure: Reset Filters button

The reset filters button resets the custom filters as follows:

1. Search by Developer? - Is set to blank
2. Search by Property Name - Is set to blank
3. Enter from [Unit price] - is set to 0
4. Enter to [Unit price] - is set to 4,000,00000,000 is reset is triggered from the Buyer view or is set to 734,400,000,000,000 i.e. 7.344e+17

### Interacting with charts

#### Summary ribbon

The summary ribbon has cards that provide the summary numbers of the total projects as well as the breakdown by project status. These values are dependent on the filters selected. The filters selected are indicated on the summary ribbon as a textual summary. By selecting the colored cards the view is filtered to show only the corresponding values e.g. on selecting the green box '895 Completed', the entire view is filtered to show only visualizations that correspond to the completed projects. To unselect the filter, the user has to select the same card again or select a different one to filter by any of the other cards.

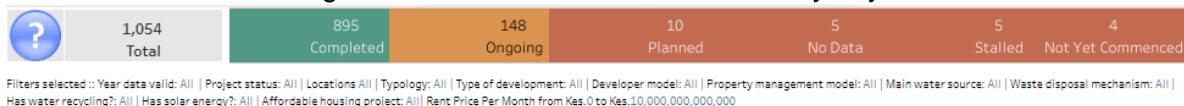


Figure: Summary ribbon

#### Bubble chart

The bubble chart shows the breakdown of units by **unit type** and **development type**. Selecting any of the bubbles has the effect of filtering the entire view by values corresponding to the bubble.



To reset the view after selecting a bubble, the user has to reselect the selected bubble again.

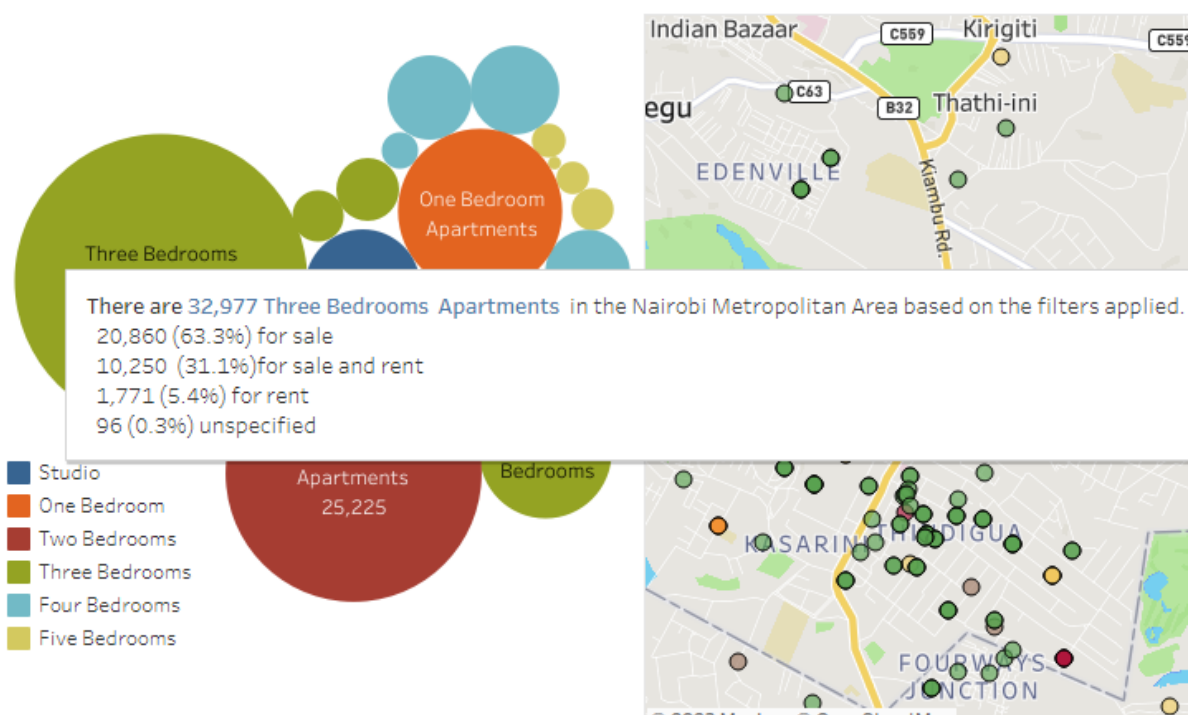


Figure: Bubble chart

## Map

The map visualization shows the spatial locations of the properties. Hovering over a property displays more information about the property. Selecting a property on the map reveals a Google Map URL which when selected opens the Google Map location of the property in a new web browser tab.

The map has functionalities typical to maps, such as pan and zoom.

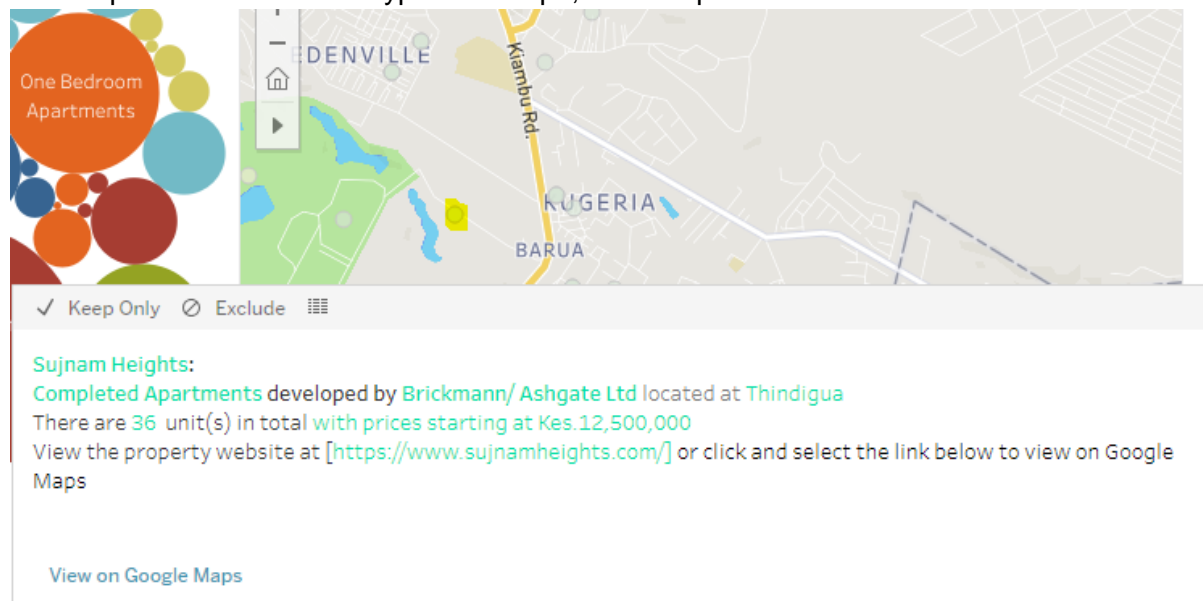


Figure: Map visualization

## Persona charts

These are visualizations that are targeted to either the developer or buyer persona. They are situated just below the bubble & map chart section.

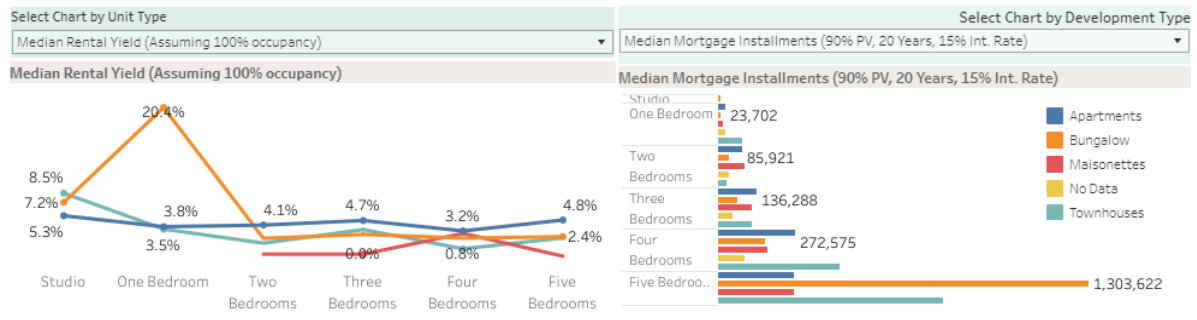


Figure: Persona charts on the Developer view  
The user can select different charts from the dropdown on the developer's view.

## Cross tabulation

Project Name	Developer Name	Rent Per Mnth	Unit Price	Unit Plinth Are..	Rent Per Sqm	Price Per Sqm	# Units Per Acre	Parking Bays P..
Sujnam Heights	Brickmann/ Ashgate Ltd	65,000	12,500,000	126	516	99,206		2
Casa Mia	Ghanima Limited	30,000	5,950,000	95	316	62,632		
Fahari Gardens	Private Developer	40,000	0	0			0	

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Figure: cross-tabulation of key metrics for properties  
The cross table enables users to view key summary data points per property.