

**PUBLIC PRIVATE PARTNERSHIP AND IMPLEMENTATION OF
AFFORDABLE HOUSING PROJECTS IN MOMBASA COUNTY, KENYA**

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DECLARATION

The project is my original work and has not been submitted for the award of a degree or examination in any other university or institution.

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DEDICATION

I dedicate this project to my creator the God Almighty. I also dedicate this work to my beloved husband, Kamal Oumour for endless support. We have conquered.

ACKNOWLEDGEMENT

The success of this project depended on selfless people who dedicated so much effort and time to support me and ensuring that this project has been completed. First and foremost, I am grateful to the Almighty God for providing me with wisdom, strength and understanding to continue with education even when the journey looked difficult. I am also extremely grateful to my able supervisor Dr. Peter Nganga for his limitless guidance, knowledge and persistence that carried me all the stages of this project. I also return my gratitude to the county officials, umbrella body committee members, estate managers, NGOs managers, development partners, households heads, research assistants and my colleagues not forgetting my beloved parents, My Dad Anthony Mswaili and Mum Margaret Mswaili for their support and making this dream achievable. Lastly, I am very grateful to my husband Kamal Oumour for your emotional and psychological support throughout this journey. You have been my pillar throughout my education and I will forever be grateful.

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OPERATIONAL DEFINITION OF TERMS

Affordable Housing Projects	It alludes to units of housing that are low in price compared to the market price for the low- and middle-income earners.
Joint Venture	This is a form of PPP arrangement based on sharing of risks, rewards and interests of the participating parties.
Legal Framework	It is a comprehensive standard that specifies and guides on legislative inference, accords, and policy.
Partners Commitment	A contract or duty that confines one's to act on achieving the objective of an intended purpose.
Political Systems	These are defined set of governing and legal entities within a specified jurisdiction that influence performance of activities.
Public Private Partnership	This is a form of financing that bring on board both the public entities and private enterprises under a common objective. This will be measured in terms of stakeholders' management, development partner's Commitment, legal framework and political systems in affordable housing projects.
Stakeholder management	This is the efficient integration, structuring, and advancement of stakeholder communications and connections. This is measured by stakeholders' identification, engagement and conflict management.
Stakeholders	Direct or indirect social actor beneficiary and may be responsible in funding or involved in the implementation of affordable housing project.

ABBREVIATIONS & ACRONYMS

AHP	Affordable Housing Project
CAHF	Centre for Affordable Housing Finance Africa
CSFs	Critical Success Factors
DoLPH	Department of Land, Planning, Housing, and Urban Renewal
DP	Development Partners
DPC	Development Partner Commitment
GOK	Government of the Republic of Kenya
JICA	Japan International Cooperation Agency
KIHBS	Kenya Integrated Household Budget Survey
KISIP	Kenya Informal Settlement Improvement Programme
KNBS	Kenya National Bureau of Statistics
KNHS	Kenya National Housing Survey
LF	Legal Framework
MCG	Mombasa County Government
NGO	Non-Governmental Organization
PIU	Project Implementation Unit
PPP	Public Private Partnerships
PS	Political System
SAR	Special Administrative Region
SDHUD	State Department for Housing & Urban Development
SM	Stakeholder Management
SPSS	Statistical Package for Social Sciences
UN DESA	United Nations Department of Economic and Social Affairs Population Division
UN	United Nations
UNHABITAT	United Nations Human Settlements Programme

ABSTRACT

More than half of the world's six billion inhabitants live in cities and towns. Governments are under increasing obligation to fulfill fundamental human essentials including shelter. In Kenya, most County Government PPP affordable housing projects have failed or halted. The Government of Kenya states that both the National and County Governments have had difficulty in implementing projects. The PPP application is still in its infancy in most poor countries. The Affordable Housing Project (AHP) in Mombasa uses PPP in form of joint ventures than other existing projects. This form of PPP provides a knowledge gap in assessing the effects of public private partnerships on the implementation of affordable housing projects in Mombasa County. This research explores the effects of public private partnerships on affordable housing projects in Mombasa County, Kenya. Specifically, the study sought to determine the effects of stakeholders' management, development partner's commitment, legal framework and political systems in the implementation of affordable housing in Mombasa County. The study was guided by agency theory and stakeholder theory in understanding the variables. Data was collected by use of a structured questionnaire. Thus, this survey employed a descriptive research design. The study used a proportionate stratified random sampling to select the study sample from the County officials, Non-governmental organizations managers, development partners' managers and Households heads from in Likoni Customs estates, Likoni flats and Changamwe estate in the affordable housing projects. Pre-testing was done at Likoni flats and customs where validity and reliability was tested. A total of 395 questionnaire were sent out to the stakeholders in affordable housing project estates in Mombasa County that include county official managers in DoLPH (15), NGO's managers (25), development partners managers (5) engaged in affordable housing and household heads (350). Out of the 395 questionnaires, 77 were incomplete and had missing data hence were excluded in the study. Thus, the response rate was 80.5%. In the inferential analysis, all the predictor items had a Cronbach's Alpha value of .965. A response rate of 80.5% (318) was achieved. The odds ratio measures the ratio of two odds. In the study the Odds ratio measures the independent variables versus the dependent variable. The odds of effective implementation of affordable housing project increases by a factor of 14.197 on stakeholder's management, 0.004 on development partners Commitment, 6.184 on legal framework, and 7.986 on political systems for every one unit increase on affordable housing project in PPP framework. Hence, the predictor variables were found to be statistically significant in the effect of the implementation of PPP in affordable housing projects. Moreover, the correlation was 0.430 on stakeholders' management, 0.545 on development partners Commitment, 0.757 on legal framework indicator and a very great extent correlation 0.845 on political system indicator. Therefore, for effective implementation of affordable housing projects, the influence of the stakeholders' management should first be in place. Secondly, the legal framework coupled with political system framework should be in support. Finally, the development commitment should be promoted. The County Government of Mombasa should ensure there is regulated interactions amongst stakeholders in the contextual framework of affordable housing. There should also be promotion of an institutionalist-stakeholder approach where there is multi-dimension approach in addressing housing needs.

CHAPTER ONE

INTRODUCTION

1.1 Background of the Study

Over half of the world's six billion people live in cities, towns, and other agglomerations (World Bank, 2021). Current trends show that this figure will continue to rise, as urbanization in the developing world outpaces that in the developed. Africa is anticipated to have over 1.3 billion urban residents by 2050, up from 0.35 billion currently (United Nations, 2014) while economic growth has no effect on urbanization. United Nations Department of Economic and Social Affairs Population Division [UN DESA] (2018), developing countries accounted for more than 90% of recent urbanization. As a result, governments are under increased pressure to meet basic human needs such as healthcare, safe drinking water, sanitation, and shelter (UN DESA, 2018).

Mainland China has a 100% coverage in Singapore and Hong Kong Special Administrative Region (SAR), followed by Japan with a 65% coverage Portugal at 41%, Turkey and Armenia at 37%, Congo Republic 65%, South Africa 36%, Liberia 30%, and Kenya 11%. The increasing urban population needs housing sector intervention. Housing is one of the world's most pressing problems. The international community recognizes that the growing demand for affordable housing is a significant development challenge for the twenty-first century (UN-Habitat, 2020). From slum dwellers in developing countries to middle-class families in developed countries, hundreds of millions of people struggle to find an affordable house (World Bank, 2019). Globally, the homeless population is estimated to be around 100 million ((UN-Habitat, 2020). In a week, around 1 million people are born or relocate to cities, fueling the

demand for new and upgraded housing (Osei-Kyei & Chan, 2015). Africa's overall new housing demand is estimated to be over 4 million units per year, with more than 60% of demand coming from metropolitan areas, and is expected to increase to 5 million units per year (World Bank, 2021). Daily, about 14,000 new houses are required to accommodate the expected urban population growth.

Until 2000, the Global Strategy for Housing, which urged states to do more to provide shelter for their most vulnerable citizens, supported government efforts (United Nations Habitat, 2012). This led to the unprecedented growth of houses constructed that made low-income housing unattractive and financially unviable for developers. However, sessional Paper No. 3 of 2004 on Kenya's National Housing Policy was enacted to streamline housing development efforts, including increased collaboration. In 2007, it developed Market re-engineering approaches to entice more private investors into the housing sector, which had previously received minimal backing from such corporations (Government of Kenya [GoK], 2013).

The need for private sector participation in housing delivery originates from the realization that the public sector lacks the capabilities necessary to address rising housing demand caused by population expansion and distress. A paradigm shift is advocated to foster greater collaboration between the public and private sectors in developing affordable housing for low-income urban inhabitants. Finlayson's (2012) premise of Public Private Partnerships (PPPs) has gained traction with developers and policymakers.

For instance in political systems influence, the World Bank curtailed funding support for public-private partnership (PPP) efforts in Nigeria due to low utilization by government entities and agencies (Alteneiji *et al.*, 2019). Due to the inactivity of the PPP Project Implementation Unit (PIU), it was resolved to restructure and cut its budget

from \$300 million to \$25 million to cover technical assistance and capacity building (Matyushkina *et al.*, 2016). According to the World Bank (2021), Nigeria was chosen as the first country for a PPP pilot project, but the funds provided for the project remained unused for three years. Kenya's government must therefore foster a common, cohesive approach to adopting policies that improve and resolve housing and other vulnerable sector challenges. Partners and stakeholders must be committed to constructing affordable housing programs in Mombasa County.

Kenya is building a holistic milieu that provides for affordable housing in accordance with Vision 2030. As a component of urban planning, housing is intrinsically related to urbanization (Chileshe *et al.*, 2020). Kenya's urban population is 53.2% of the total population, growing at a pace of 4.15% each year since 2015. According to 2019 census forecasts, Mombasa County's population is expected to reach 2.41 million by 2040 (Kenya National Bureau of Statistics [KNBS, 2019]). Demand for new residences continues to rise as encroachment on existing housing units continues (Mombasa County Government [MCG, 2017]). At the moment, the demand-supply imbalance is approximately 200,000 housing units per year (Githinji, 2018; Centre for Affordable Housing Finance Africa [CAHF], 2019).

Mombasa County has a population of 1.2 million inhabitants out of a total population of 47.5 million (KNBS, 2019), with a housing shortage of 380,000 units that is expected to reach 650,000 as at 2035 (MCG, 2018). According to the County Government of Mombasa's Department of Land, Planning, Housing, and Urban Renewal, a Public Private Partnership will be used to build around 32,000 new dwellings in the County Housing Estates (County Government of Mombasa, 2018). The PPP policy statement and the PPP Act 2013 foster an environment conducive to high - density urban housing

development. This entails a rise in housing supply to meet the shortages and ongoing growth in demand.

1.1.1 Public Private Partnership

Developed economies such as the Netherlands, the United Kingdom, and Ireland have the vast experience with public partnerships in housing (Alteneiji *et al.*, 2019). In most cases, PPPs in housing are public-private partnerships in which the government provides suitable land and tax incentives and the private sector finances and builds housing units on these lands in exchange for the right to sell a portion of the projects on the open market and the remainder to low-income households at an agreed price (Ellen *et al.*, 2020). Joint venture programs have been attempted in emerging nations such as Malaysia, India, and Iran, but the government has always determined the design parameters for the low-income sector (Taiwo, 2015).

Egypt, Tunisia, South Africa (Mohammed *et al.*, 2014), and Nigeria have all benefited from public-private partnerships (Ayodele & Ayosike, 2015 cited in Ojwang, 2015). In comparison to industrialized countries, the majority of African countries that adopt the PPP model for housing provision are still in the early phases of development (Sani, Sani, & Ahmed, 2018), with an insufficient institutional structure (Kavishe *et al.*, 2018).

Housing that is affordable is defined as housing that meets the needs of low-income families who cannot afford market-rate housing. The public-private partnership model is critical for delivering affordable housing (Ibem, Ayo-Vaughan, Oluwunmi, & Alagbe, 2019). In the study of Ibem *et al.*, (2019) 250 responders from federal, state, and municipal ministries were surveyed. According to his findings, 63% of respondents believe the government should create an enabling environment for private sector participation and 65% believe the public and private sectors should collaborate on

housing supply. Others, such as (Nyein & Hadikusumo, 2021; O. . et al. Olanrele, 2018), are geared for experts with considerable experience delivering PPP housing (Fatile, 2015).

Kenya's housing crisis began in the 1980s, when the government abandoned the majority of its World Bank-financed housing projects (Ojwang, 2015). Private developers and contractors have dominated housing development in Kenya since then, with the government facilitating the process. The National Government has re-energized efforts, which have percolated down to the County level. Although the PPP model originated in infrastructure, it has expanded into urban development (Chileshe *et al.*, 2020).

1.1.2 Affordable Housing

Affordable housing is quite often referred to as non-market housing provided to individuals unable to afford competitive prices (Muhammad & Johar, 2018). Home is expensive, and low-income individuals may struggle to secure acceptable housing through conventional market mechanisms (Bao *et al.*, 2018). This implies a mismatch between housing demand and supply, which has resulted in a housing shortage in the country (Muhammad & Johar, 2019).

Ahmed & Bin Sipan, (2020) conducted a study on housing options in Nigeria at various income levels. The study revealed that none of the places evaluated satisfied the needs of low- to moderate-income families. A comprehensive examination of a framework for Housing Public Private Partnership Schemes, as well as a more integrated and equitable housing policy, were recommended. As with previous research, the study discovered that a lack of financial resources, bureaucratic delays, and high land and building material costs all impede house provision in Nigeria.

The Universal Declaration of Human Rights recognizes the right to a reasonable standard of living, which includes adequate housing (Ellen, Dragan, & Glied, 2020). According to the Kenyan constitution GoK (2010), "everyone has a right to accessible and adequate housing, as well as to reasonable sanitation standards." Despite statements and regulations, a sizable portion of Kenya's population, particularly in urban regions, lives in informal settlements with inadequate sanitation, electricity, water supply, and access roads (Githinji, 2018).

The current demand-supply imbalance is approximately 200,000 residential units per year (Kenya National Bureau of Statistics [KNBS], 2019). In response, the second medium-term plan for the period 2013-2017, contains two key objectives related to the provision of affordable housing. First, through PPPs and other measures, facilitate the building of 200,000 housing units annually (Government of Kenya [GoK], 2013). Second, construct affordable and quality houses for low-income Kenyans (GoK, 2019). According to the Centre for Affordable Housing Finance Africa [CAHF], (2019), the problem of unaffordable housing disproportionately impacts low- and middle-income households due to demand exceeding supply. Chileshe *et al.*, (2020) identified the following factors as significant contributors to low and moderate-income households. Housing affordability challenge such as high returns on investment, and potential future returns on investment. Second, the cost of housing units is cost prohibitive for low-income families due to building materials being expensive.

According to Bao *et al.*, (2018), housing affordability indices frequently assume that low-income households are unable to fund other living expenses adequately when housing costs reach 30% of family gross income. The genuineness of this figure is questioned (Matyushkina *et al.*, 2016). As described by, the '30/40' guideline has

enabled the emergence of a substantial corpus of empirical research addressing housing for low-income populations (Githinji, 2018).

The KNBS (2013) basic report includes measures of household wellbeing such as median monthly household income, expenditure, and savings, which is critical given the effect on home affordability. Monthly income, expenditure, and savings in Kenyan cities are approximately Ksh. 13,000, 9,700, and 3,000 (Kenya National Bureau of Statistics [KNBS], 2019).

1.1.3 Mombasa County

Mombasa County Integrated Development Plan was created from 2013 through 2017. It was developed in accordance with the 2012 County Government Act, which established the plan's objectives and requirements. Affordable housing, infrastructure, and urban services were recognized as priorities in the plan. The County Department of Planning, Land and Housing then established a program aimed at valuing people as a resource and fostering an environment favourable to economic progress. It aimed to improve living standards and establish Mombasa as a regional commercial hub (UN-HABITAT, 2020).

The County government of Mombasa is aggressively pursuing initiatives to improve low- and moderate-income housing. For instance, in Mombasa County, the Kenya Informal Settlements Improvement Programme (KISIP) upgraded Jomvu Kuu, Jomvu Mikanjuni, Mkomani, and Ziwa la Ng'ombe. Additionally, this covers the Kalahari, Kwarasi, and Majaoni. Housing for individuals living in informal settlements has taken a major step forward. Other housing-related initiatives include the Mombasa Gate City Master Plan, urban regeneration, and estate redevelopment, all of which are financed by JICA (UN-HABITAT, 2020).

Mombasa County faces a 380,000-unit housing shortage and it is projected that by 2035 projections, there will be a 650,000-unit housing shortage, however the County has initiated the redevelopment of old council estates to a 12 to 16 high rise storey buildings in a bid to end the housing crisis in Mombasa county (Economic and Social Rights Center, 2018).

1.2 Statement of the Problem

Most County Government PPP affordable housing projects have failed or halted (Muhammad & Johar, 2019). The Government of Kenya [GoK], (2019) states that both the National and County Governments have had difficulty in implementing projects. Ndungu (2017) studied factors influencing the implementation of government housing projects in Kenya police service, focusing on project team competence, planning, funding, and stakeholder involvement. Moreover, Ojwang (2015) examined the financial impact of PPPs on affordable housing in Nairobi.

According to Chileshe *et al.*, (2020) little research has been done on the explanatory factors of PPP's success in developing nations like Kenya. The PPP application is still in its infancy in most poor countries (UN-Habitat, 2020). The Affordable Housing Project (AHP) in Mombasa uses PPP in form of joint ventures than other existing projects. This form of PPP provides a knowledge gap in assessing the effects of public private partnerships on the implementation of affordable housing projects in Mombasa County.

1.3 Objectives of the Study

The study was set to achieve the following objectives;

- i. To establish the effects of stakeholder's management in public private partnership on implementation of affordable housing projects in Mombasa County, Kenya.
- ii. To examine the effect of development partner's Commitment in public private partnership on implementation of affordable public private partnership housing projects in Mombasa County, Kenya.
- iii. To find out the effect of legal framework in public private partnership on implementation of affordable housing projects in Mombasa County, Kenya.
- iv. To determine the effect of political systems in public private partnership on implementation of affordable housing projects in Mombasa County, Kenya.

1.4 Research Questions

- i. What is the effect of stakeholder's management in public private partnership on implementation of affordable housing projects in Mombasa County, Kenya?
- ii. What is development partner's Commitment in public private partnership on implementation of affordable housing projects in Mombasa County, Kenya?
- iii. What is the legal framework in public private partnership on implementation of affordable housing projects in Mombasa County, Kenya?
- iv. What are the political systems in public private partnership on implementation of affordable housing projects in Mombasa County, Kenya?

1.5 Justification and Significance of the Study

To provide affordable housing for low- and middle-income families in Mombasa County, the study highlights key insights on public-private partnerships impediments and proposed solutions. The County may use the input and policy proposals to help

combat urban sprawl and slum growth. The findings may be of benefit to policymakers by legitimizing and promoting public-private collaborations. The study's findings will help policymakers, developers, and the public in establishing effective affordable public private partnership housing developments.

The study's findings can be utilized to reassure private partners about the potential of PPPs in the affordable housing sector by showing the framework for overcoming economic feasibility obstacles. Through a review of the literature, this study aids new researchers, academics, and policymakers in understanding affordable housing projects. The study is of significance also to the community understanding of public-private housing partnerships in Mombasa and other counties.

1.6 Scope of the Study

The study focused on public private partnership and implementation of affordable housing projects by emphasizing on stakeholder's management, development partner's Commitment, legal framework and political systems. The study was conducted in Mombasa County and mostly focused on the planned/on-going projects in Tudor estate, Tom Mboya estate, Likoni estate, Likoni custom estate, Kizingo estate, Nyerere estate, Mvita estate, Changamwe estate, Khadija estate, and Mzizima estate. The study was conducted between June to August 2022.

1.7 Limitations of the Study

The PPP model is still a new concept in Kenya's housing industry limiting the volume and variety of data available. The researcher examined regional players in comparison with the global studies that have used the PPP model in housing.

Because the study also involved the top management in the department, especially in Lands, physical planning, housing and urban renewal, they were reluctant to provide

information on the ongoing affordable housing projects. But the researcher assured all the participants that the research was for academic purposes. Moreover, privacy was maintained where no names were written down during data collection. On confidentiality, the data obtained was only accessible to the principal investigator and the research assistant.

CHAPTER TWO

LITERATURE REVIEW

2.0 Introduction

This chapter reviews the theoretical and empirical literature related to the public private partnership and implementation of affordable housing projects in order to bring the study objectives into perspective. The researcher created a conceptual framework based on the reviewed literature to illustrate the relationship between the study's primary concepts. The relationships established by the review of literature enabled the researcher make meaningful conclusions.

2.1 Empirical Review

This section covers the variables under study which include; stakeholder's management, partner's Commitment, legal framework and political systems.

2.1.1 Stakeholder's Management in PPP on the implementation of affordable Housing

Across the world, nations have used a variety of techniques to achieving the objective of affordable housing projects, with varying degrees of success. A significant level of Commitment to the building and management of a network of contacts is a common denominator in some of the few accessible success stories (Ewurum *et al.*, 2019). Stakeholder management is a strategy for managing expectations and participation of those affected by PPP deliverables or outputs during the planning and implementation phases. Components of sustainable housing, such as increased private house ownership and reduced homelessness, are already embedded in Canadian housing policy. As a result of expanding communication between housing regulators and specific

stakeholders, demographic and socioeconomic predictions were used in the creation of long-term housing policy (International Institute for Sustainable Development, 2016).

Many recent studies (Huang, 2017; Iheme, 2017; Malachira, 2017) have underlined the importance of stakeholder management in project execution and completion. Stakeholder identification (Algrnas, 2015), stakeholder engagement (Malachira, 2017), and stakeholder conflict management (Algrnas, 2015) are used to help deliver housing projects (Ojobor & Ewurum, 2017). It is clear from the usage of these CSFs on projects that stakeholders have differing views on project outcomes, and project success is a result of reconciling these views.

Participants who may be impacted by decisions or have input into their implementation are stakeholders. Australia's housing industry now has the capacity to create, sustain, and push long-term economic recovery. "Housing has carried us out of every prior recession," said Chip Case of the Case-Shiller index (Ogunleye, 2019). South Africa followed suit, adopting the Record of Understanding between the Government and Housing Stakeholders (Kwofie *et al.*, 2019). Throughout the implementation process, highly skilled management teams supervise and monitor the prototype. The project emphasizes the necessity of thorough stakeholder identification and dispute resolution in policy implementation (Halvitigala, 2019).

Despite these successes, the housing industry in most emerging economies has been reluctant to use stakeholder participation (Kwofie *et al.*, 2019). Despite the huge demand for housing and adequate shelter in developing nations, it might be argued that the lack of stakeholder engagement in housing development planning and implementation contributed to program failure (Ojobor & Ewurum, 2017).

Housing authorities recognize and engage interests through Stakeholder Management methods, policies, and institutions. An effective stakeholder management strategy for delivering affordable PPP housing complexes has become more critical in Mombasa. This study's purpose is to better understand how public-private partnerships affect the delivery of affordable housing in Mombasa County.

2.1.2 Development Partners Commitment in PPP on the implementation of affordable Housing

The pledge, predictability, transparency, and consistency of the partners' Commitment are the major determinants of private investors' engagement in PPPs, are all enhanced by a strong institutional framework (Ahmed & Bin Sipan, 2020). The PPP plan is challenging in and of itself, since it incorporates a variety of contributors and partners (Wojewnik-Filipkowska & Węgrzyn, 2019), as well as the institutional framework operation (Ogunleye, 2019).

Political class, delays in reaching an agreement, and administrative bottlenecks, among other factors, confirmed that needless time allocation impacted project timeframes, jeopardizing the partners' Commitment (Muhammad *et al.*, 2018). In Nigeria, for example, it is widely accepted that the implementation of PPP development projects is beset by conflict, delays, litigation, and cancelled concession agreements (Kwofie *et al.*, 2019). The reason for this is that government agencies (including government employees and department heads) lack experience managing PPPs, whereas the private sector is largely comprised of indigenous franchisees (Muhammad & Johar, 2019).

Insufficient capability of public and private partners, according to Kavishe *et al.*, (2019), could derail partnership engagements in underdeveloped countries. As a result, the better the ability of public and private sector developers in PPP and Commitment, the more likely it is that effective PPP will be developed and maintained (Halvitigala, 2019).. In this context, the goal of this study is to evaluate how the Commitment of development partners in public-private partnerships affects the implementation of affordable housing projects. The majority of research (Babatunde et al., 2016, 2019; Olusola Babatunde et al., 2012; Osei-Kyei & Chan, 2015, 2017) that looked into the important success elements impacting PPPs discovered that a Commitment to complete the project was crucial for the development of affordable housing.

2.1.3 Legal Framework in PPP on the implementation of affordable Housing

Over the last two decades, scholars have emphasized the movement of legal framework from top-down direct government service to multi-sector governance networks, with various degrees of exuberance or consternation (Raynor & Whitzman, 2021). In the 1990s, Lefevre (1998) stated that urbanization, new technology, financial and intellectual crises in the welfare state necessitated more complex networks of participants and activities. With the help of PPPs, cross-sectoral policy networks can efficiently access important expertise across sectors, leverage efficiency from outsourcing services, and achieve equity through indirect interactions with the most marginalized populations (Malik *et al.*, 2020). However, this resulted in inequitable housing policy outcomes.

In Australia, for example, while 60% of low-income households are experiencing housing stress, experts and agencies have been reacquainting themselves with unnecessary policies not only in Australia, but globally (Gurran & Phibbs, 2015). As a

result of high policy transfer, a rising international consensus has shifted away from direct public housing provision toward regulatory, tax, and mortgage securitization measures targeted at encouraging homeownership and decreasing "red tape" that supposedly impedes private sector responses. This has resulted in lower rates of homeownership among younger households, higher percentage of low-income renters spending more than 30% on housing, and increased rates of homelessness in the US, Canada, and Australia (Aalbers, 2015; Austin *et al.*, 2014; Kadi & Ronald, 2014).

The availability and effectiveness of proper regulatory and legal framework for PPPs was considered the most important CSFs in the United Arab Emirates (Al-Saadi & Abdou, 2016). Effective project execution in Uganda depends on regulatory framework familiarity, perceived inefficiency, and compliance (Mwelu *et al.*, 2021). PPPs are also considered as a mechanism for governments to enlist the private sector's assistance (Chileshe *et al.*, 2020). For example, Leigland (2018) advocates for "transformational" PPP projects, which focus on large, regional, or cross-border infrastructure projects to boost success. However, according to the same report, Leigland (2018), regional infrastructure PPP initiatives in Sub-Saharan Africa have little or no experience, making uptake difficult.

PPPs face many obstacles in Africa, including a weak economic landscape, a lack of understanding of how to implement PPPs, and a lack of legal and regulatory framework (Ferk & Ferk, 2017). The study therefore sought to examine to what extent does the legal framework play a role in the implementation of affordable housing projects? Second, how can the legal framework for housing in Mombasa County promote affordable housing options?

2.1.4 Political Systems in PPP on the implementation of affordable Housing

Public private partnership research on Critical Success Factors (CSF) has highlighted the government's role in political system impact (Babatunde et al., 2016, 2019; Osei-Kyei & Chan, 2017; Ullah & Thaheem, 2018; Wibowo & Alfen, 2015). Key CSFs for AFH projects in underdeveloped countries include "excellent governance," "need for governments to give political support," "proper risk allocation and risk sharing," "ensuring procurement operations are done in a transparent manner," "strong private consortium," and "community support." Their social, economic, and political situations may influence their conclusions (Babatunde et al., 2016).

The second most important factor for PPP success in Nigeria is stated as political risk protection with odds of 6.798. This highlights the necessity to link private sector incentives to adequate risk management measures in PPP operations. Having enough capital to fund projects is unlikely unless the government provides enough long-term lending and political protection laws. To reduce political risks in PPP ventures, the government must implement political protective measures (Ullah & Thaheem, 2018). Project abandonment, bad governance, instability, and lack of transparency and accountability are all consequences of frequent political shifts and policy discontinuities, according to the 6.449 impact index. PPPs are so dependent on the government's political will and backing.

Notwithstanding the enormous number of PPP-related studies undertaken globally, few studies have evaluated the feasibility and success of PPPs in housing delivery in the aspect of political framework (Ullah & Thaheem, 2018). Similarly, Ismail & Haris (2014) examined CSFs for PPPs in Malaysia. Babatunde *et al.*, (2016); Babatunde *et al.*, (2019); and Dahiru & Muhammad (2016), investigated PPP CSFs in Nigeria. Housing PPP delivery in Ghana is critical, according to Kwofie et al., (2019). Recent

research, such as Akintoye & Kumaraswamy (2016), has identified important PPP issues and future study objectives in developed countries. Despite the expanding number of PPP studies, few empirical studies have been undertaken in East Africa.

2.2 Summary of the Literature and Research Gaps

This section explains theories on affordable housing developments and the literature on the subject. The section also highlighted the main drivers of affordable housing which were stakeholder management, development partner Commitment, legal framework, and political systems, and provided operationalization of variables to be considered in determining public-private partnership approaches to affordable housing project implementation in Mombasa County, Kenya.

As previously discussed, there appears to be a need for new approaches to addressing the need for affordable housing projects. The apparent efficacy of many recommended methods to affordable housing (e.g., alternative financing vs. standard financing) is context specific, and interventions should be as well. The goal of this study is to evaluate the public-private partnership and implementation of affordable housing developments in Mombasa County. The goal of the study is to bridge the gap between findings on stakeholder management, development partner Commitment, legal framework, and political systems. As a result, the data will serve to highlight the unique characteristics of drivers of affordable housing developments in Kenya, as assessed by stakeholders involved.

2.3 Theoretical Framework

Theories are developed to explain, predict, and comprehend phenomena, as well as to question and extend current knowledge within the bounds of crucial confining hypotheses extensively scenarios. The theoretical framework defines and introduces the theory that explains why the research problem under investigation occurs (Bougie & Sekaran, 1993). To explain public private partnership drivers and execution of affordable housing projects in Mombasa County, Kenya, this study was based on the following theories: agency theory, and stakeholders' theory.

2.3.1 The Agency Theory

The agency theory is a management concept where one person or entity works on behalf of another (the principal) (Parker *et al.*, 2018). It addresses the principal-agent relationship and claims that there is always divergence owing to opposing interests. Because the agent controls the organization's vast resources, balancing these interests is necessary to achieve the organization's corporate goals. According to Nduhura *et al.*, (2020) the agent's actions affect many other parties.

As a result, the agent's role in strategic formulation and management cannot be emphasized. According to the agency hypothesis, management and its stakeholders should work together to achieve a common goal (Smith *et al.*, 2018).

In a PPP, the public body provides the optimum business and profit environment for the private firm. As a result, the private sector is obligated to help the public sector create infrastructure. Because the private partner is in business, the public entity agrees to work jointly to return the investment cost plus profit (Solheim-Kile *et al.*, 2019). Throughout the project's implementation, the public entity must monitor progress to ensure compliance with the established legal framework and agreements signed

between the public and private entities, including service quality, project timelines, and contract specifications (Solheim-Kile & Wald, 2019).

This theory is significant to the study because it states that management and stakeholders should work together to achieve a common objective, influencing the implementation of public-private partnerships on affordable housing projects.

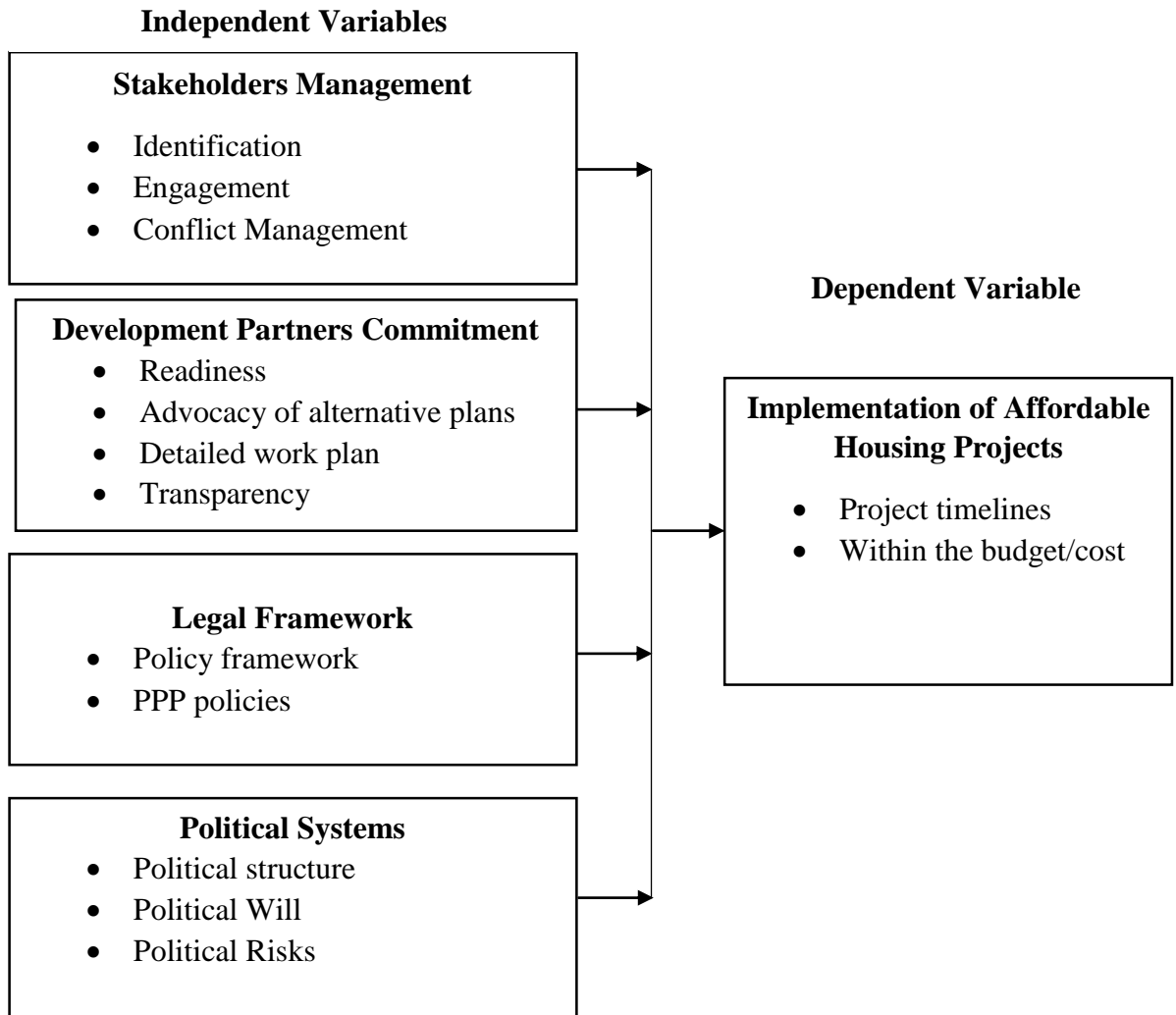
2.3.2 Stakeholders theory

Stanford Research Institute introduced the concept of stakeholders into management literature in 1963 (Freeman & Cavusgil, 1984). Freeman (1984) is credited with introducing stakeholder theory into management with his important article "Strategic Management: A Stakeholder Approach" (Amadi et al., 2020).

According to stakeholder theory, "management for stakeholders" implies at least addressing their concerns (Bakhtawar et al., 2018). All stakeholders should be treated with fairness, honesty, and even charity. According to Amadi *et al.*, (2018) treating all stakeholders fairly promotes synergy. Involved parties in construction projects all have different goals (Dos *et al.*, 2018). In addition to internal and external project stakeholders, the local people and end users also play an important role in the implementation of construction projects (Cleland & Ireland, 2007).

2.4 Conceptual Framework

According to Varpio *et al.*, (2020) a conceptual framework is made up of a collection of broad principles and hypotheses that aid a researcher in appropriately identifying the problem, framing their inquiries, and locating relevant articles. Figure 2.1 represents a conceptual framework that shows how affordable housing initiatives are linked to stakeholder management, development partner Commitment, legal framework, and political processes.



Source: Researcher, 2021

Figure 2.1: Conceptual Framework

CHAPTER THREE

RESEARCH METHODOLOGY

3.1 Introduction

This chapter introduces a review of empirical literature, theoretical review and methodology which will be employed in the study. The methodological approach includes target population, sampling design, data collection procedures as well as data collection instruments and finally data analysis and ethical considerations.

3.2 Research Design

A descriptive research design was used in this study. This was due to the fact-finding nature of the study, which necessitate the employment of several types of inquiries to acquire the necessary data. The study's further design was appropriate since it allowed for flexible data gathering without altering the participants (Creswell, 2017).

According to Kothari (2019), descriptive research design entails fact-finding inquiries and surveys, with the primary goal of explaining the current condition of affairs utilizing both quantitative and qualitative data without manipulation. The research methodology made it easier for the researcher to examine the existing state of public-private partnership practices and affordable housing project implementation in Mombasa County, Kenya.

3.3 Variable of analysis

The study assessed the effects of public private partnership on implementation of affordable housing in Mombasa County. The independent variables were stakeholders' management, Development Partners Commitment, legal framework and finally political factors. The Dependent Variable of the study was implementation of affordable housing in Mombasa County.

3.4 Site of study

The study was in Mombasa County. The county is located in the erstwhile Coast Province's south-eastern corner. It is bordered on the north by Kilifi County, on the south by Kwale County, and on the east by the Indian Ocean. The county is administratively organized into six sub-counties, and 30 wards, with a total area of 294.6 km² and 65 km² of water mass.

3.5 Target Population

The target population of this study was 31978 respondents comprising of development partners, Non- governmental organization involved in low housing development and County government officials involved in the development of low housing. According to the KNBS, (2019) Mombasa County estates has households estimate of 15933 households in total and each estate is surrounded by encroaching slum area with and approximate number to 16,000 households. This translates to an estimate population of 31933 households that are of relevance to the study. According Kothari (2019), population refers to an all-inclusive group of people or items that the researcher intends to investigate.

Table 3:1 Target Population

Position	Population
County officials' managers	15
Non- Governmental Organizations managers	25
Development partners managers	5
Targeted households presumed to be benefit from affordable housing project	31933
Total population	31978

Source: Department of Land, Planning, Housing and Urban renewal records, 2021

3.6 Sampling techniques and sample size

3.6.1 Sampling Techniques

The study adopted proportionate stratified random sampling to select the study sample from the County officials, Non-governmental organizations, development partners and Households who bought their home through a form of home financing.

3.6.2 Sample Size

The study sample size was derived by using the Slovin's formula and was computed as follows.

$$n = N / (1 + Ne^2)$$

where n = Number of samples N = Total population e = margin error, 0.05

$$\text{Therefore: } n = 31978 / (1 + 31978(0.05^2))$$

$$= 395 \text{ respondents}$$

Further census and simple random sampling were used to arrive to the required sample size of 395. Census sampling was used where the questionnaires were distributed to all county officials, Non-governmental organization managers, and development partners managers. Social stratification was performed and proportionate samples were obtained in the proposed affordable housing programs. Through this, the questionnaire was administered to household heads. The list of housing units was obtained in the estate managers office, the total was computed and a random table was used in picking the household to participate in the study. If the household head picked failed to meet the inclusion criteria or the household head was absent that was excluded. This was done repeatedly until the desired sample size was attained.

Table 3.2 Sample Size Computation

Category/level	Population	Sample size
County officials	15	15
Non- Governmental organizations	25	25
Development partners	5	5
Households presumed to benefit from affordable housing project	31933	350
Total	31978	395

3.7 Research Instruments

Primary data from the sampled respondents was collected through the use of questionnaires. The questionnaire was suitable for the study as it could gather a lot of information within a short period of time. Further it facilitated the researcher to objectively accumulate data which was easy to analyze. According Kothari (2019) a questionnaire is an instrument used to accumulate information that permits estimation for a specific perspective. The questions were organized according to subtopics derived from the study objectives comprising of closed-ended questions for easy response. Likert scale was adopted in most of the questions to allow respondents to freely express their opinions in an aptitude scale about various aspects related to the study objectives

3.8 Pre-testing

The researcher conducted a pretest in Likoni flats and customs to refine and enhance the questionnaire to reduce challenges a respondent may encounter while answering the questions. According Bell, (2018) pre-testing the questionnaire helps the researcher to make better assessment of the validity and reliability the questions that will be used to collect data. The questionnaires were randomly administered to 40 respondents of the sample size of the target respondents. The 40 respondents were not used for the main

data collection exercise. Questionnaire was revised on the basis of the findings of the pretest to enhance its validity.

3.8.1 Validity of Research Instruments

For this study, to ensure content and construct validity, questionnaires were pre-examined with a sample of target respondents and the research supervisor was consulted to give advice to enhance content validity. Validity is the exactness and significance of inferences, which depend on the research results (Avgousti, 2013).

3.8.2 Reliability of Research Instruments

For reliability of the research instruments, the study applied the most conventional internal consistency measure known as Cronbach's Alpha (α), which was generated by SPSS. Ten questionnaires were pretested by issuing them to the sampled respondents who were not included in the final study. The ten questionnaires were then coded and input into SPSS version 26.0 (statistical package for the social sciences). The recommended index of 0.7 was used as a cut-off of reliability for the study.

3.8.2.1 Reliability Findings on Stakeholders Management Effect on Implementation

The predictor variable, stakeholder's management (SM), was measured using five items. Overall, this variable registered a Cronbach's Alpha value of .965. The lowest item registered .880 while the highest registered .949. Therefore, all the five items had a Cronbach's Alpha Coefficient greater than 0.7. This indicates an acceptable level of internal consistency which is required for the study (Mueller & Knapp, 2018). The results for each of the five items are shown in Table 3.4.

Table 3.3 Reliability Statistics of Stakeholders Management

Reliability Statistics		
Cronbach's Alpha	Cronbach's Alpha Based on Standardized Items	N of Items
.964	.965	5

Table 3.4 Reliability Findings for Stakeholders Management

	M	SD	Cronbach's α
Commitment of Stakeholders	3.74	1.149	.954
Readiness to participate among stakeholders	3.67	1.162	.970
Stakeholders engaged in planning and implementation	3.60	1.180	.949
Consultation done amongst Stakeholders	3.63	1.078	.952
Capacity building conducted amongst Stakeholders	3.62	1.067	.952

3.8.2.2 Reliability Findings on Development Partners Effect on Implementation

The predictor variable, development partners effect on implementation of affordable housing was measured using six items. Overall, this variable registered a Cronbach's Alpha value of .850. The lowest item registered .791 while the highest registered .893. Therefore, all the six items had a Cronbach's Alpha Coefficient greater than 0.7. This indicates an acceptable level of internal consistency which is required for the study (Mueller & Knapp, 2018). The results for each of the six items are shown in Table 3.6.

Table 3.5 Reliability Statistics of Development Partners

Reliability Statistics		
Cronbach's Alpha	Cronbach's Alpha Based on Standardized Items	N of Items
.850	.840	6

Table 3.6 Reliability Findings for Development Partners

	M	SD	Cronbach's α
Development Partners (DP) Commitment Effect on Implementation	3.20	1.239	.802
DP Commitment	3.12	1.111	.797
DP ensuring no delays	2.91	1.267	.791
DP Readiness to participate	2.63	.941	.846
DP Ensure Detailed Work Plan	2.80	1.156	.792
DP Ensure Transparency	2.41	.972	.893

3.8.2.3 Reliability Findings on Legal Framework Effect on Implementation

The predictor variable on legal framework effect on implementation of affordable housing, was measured using five items. Overall, this variable registered a Cronbach's Alpha value of .928. The lowest item registered .855 while the highest registered .897. Therefore, all the six items had a Cronbach's Alpha Coefficient greater than 0.7. This indicates an acceptable level of internal consistency which is required for the study (Mueller & Knapp, 2018). The results for each of the six items are shown in Table 3.8.

Table 3.7 Reliability Statistics of Legal Framework**Reliability Statistics**

Cronbach's Alpha	Cronbach's Alpha Based on Standardized Items	N of Items
.928	.927	6

Table 3.8 Reliability Findings for Legal Framework

	M	SD	Cronbach's α
Legal Framework (LF) Effect on Implementation	2.98	1.129	.938
Legal Framework Supports Implementation	2.77	1.121	.923
Legal Framework Favors Implementation	2.51	1.185	.914
Legal Framework Encourage Implementation	2.58	1.213	.897
Legal Framework Increase Confidence in Implementation	2.54	1.215	.898
Legal Framework Eliminate Bottleneck in Implementation	2.27	1.096	.915

3.8.2.4 Reliability Findings on Political Systems Effect on Implementation

The predictor variable, on political systems effect on implementation of affordable housing, was measured using five items. Overall, this variable registered a Cronbach's Alpha value of .914. The lowest item registered .881 while the highest registered .910. Therefore, all the ten items had a Cronbach's Alpha Coefficient greater than 0.7. This indicates an acceptable level of internal consistency which is required for the study (Mueller & Knapp, 2018). The results for each of the nine items are shown in Table 3.10.

Table 3.9 Reliability Statistics of Political Systems

Reliability Statistics		
Cronbach's Alpha	Cronbach's Alpha Based on Standardized Items	N of Items
.914	.914	5

Table 3.10 Reliability Findings for Political Systems

	M	SD	Cronbach's α
Political System (PS) supports Implementation	2.86	1.210	.895
Political Structure Facilitates Implementation	3.19	1.455	.881
Political Systems Eliminate Bottleneck in Implementation	2.78	1.552	.895
Political Goodwill and support reduce delays in Implementation	3.06	1.288	.910
Political System Monitoring in Implementation	2.68	1.233	.890

3.9 Data Collection Techniques

According to Creswell (2017) data collection procedure is a critical step in gathering data for analysis to produce useful and reliable information. To avoid suspicion and to enhance confidence from the respondents the researcher obtained an introduction letter from the university. Self-administration of questionnaire was adopted and where the respondents faced difficulties, they were assisted by the research assistants. To ensure quality, the research assistants were taken through a comprehensive training on how to conduct the data collection exercise before commencing on data collection exercise. The training involved how to respond to respondents' queries and guide them in the process of filling the questionnaires especially where the respondent may have some

challenges. The study also utilized observation and photos were also used to collect data.

3.10 Data Analysis and Presentation

The data collected through the questionnaires was first checked for completeness, and then coded, tabulated, and analyzed using SPSS version 26.0. Descriptive statistics was computed in terms of percentages and frequencies to capture the characteristics of the variables under study. Further inferential statistics, specifically the normality tests, and test of parallel lines was performed to explored the data. Pearson correlation and specifically the Kolmogorov-Smirnov^a was checked to check the significance of the p value.

3.10.1 Normality Test

Firstly, the data was subjected to normality test by use of Box plot of the explanatory variable. This showed that the data was not symmetrical and had no outlier except for stakeholders' management (Figure 3.1, 3.2, 3.3, and 3.4 respectively)

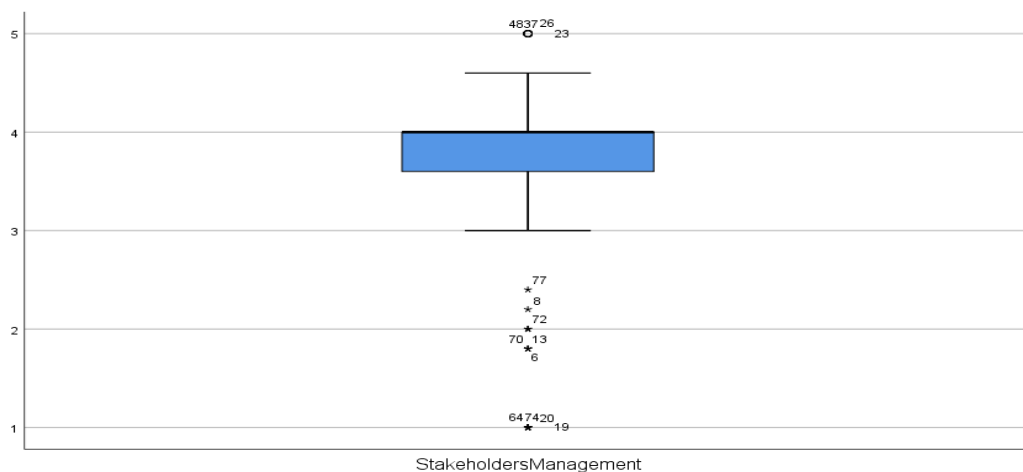


Figure 3.1 Stakeholders Management Box Plot

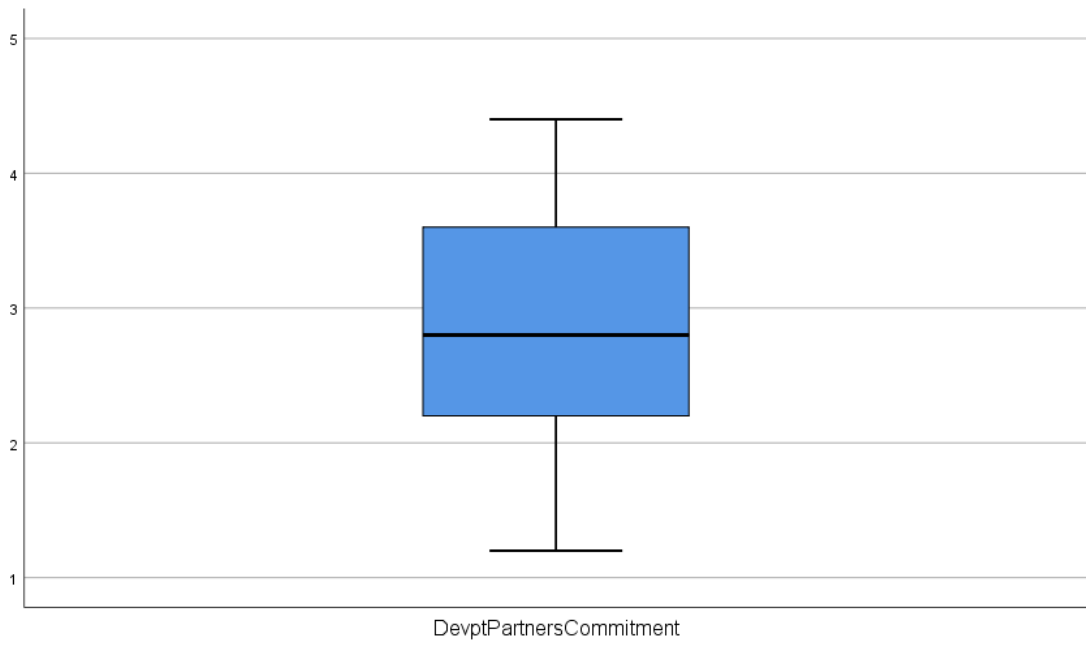


Figure 3.2 Development Commitment Box Plot

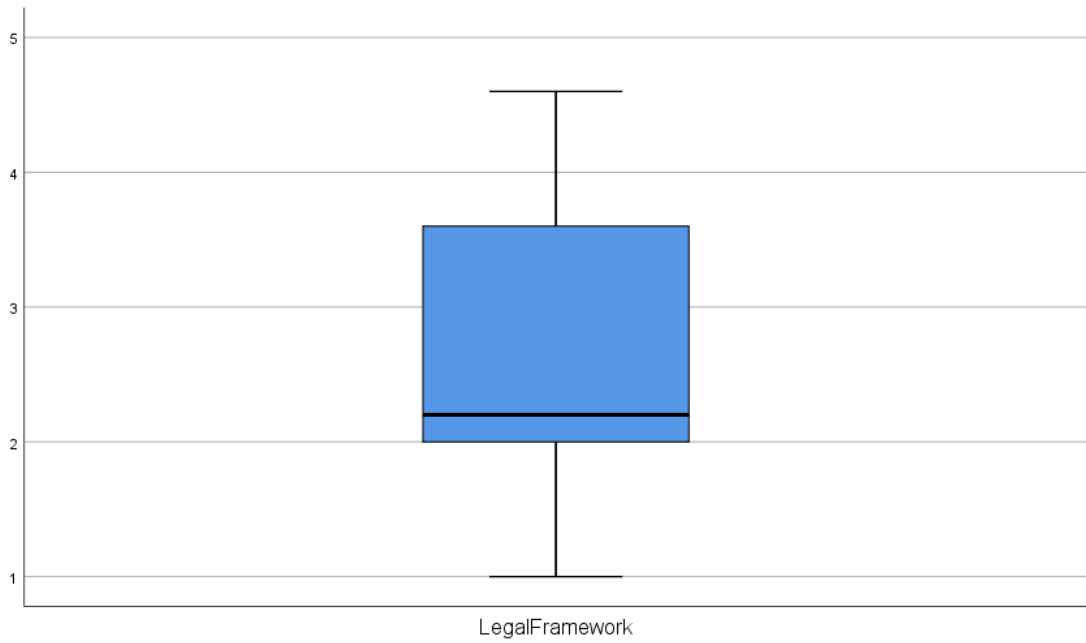


Figure 3.3 Legal Framework Box Plot

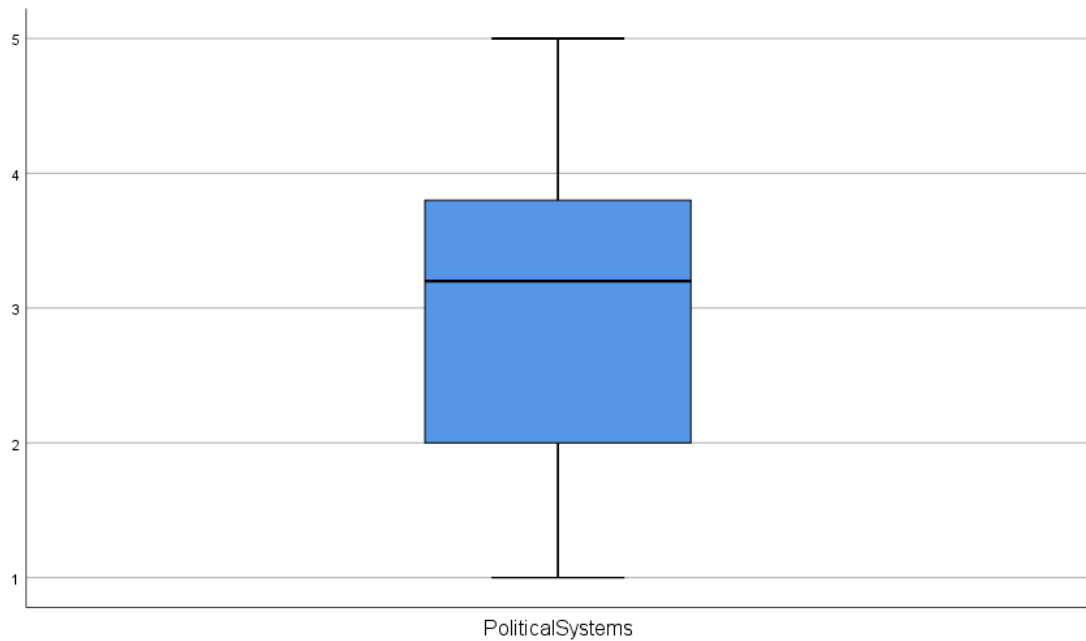


Figure 3.4 Political Systems Box Plot

Source: Research’s Data (2022)

To ascertain the distribution of the variables, the data set were further transformed into logarithmic function. The data set was transformed by use of mean and \log_{10} to check whether the data was normally distributed or not. Kolmogorov-Smirnov test was checked since the population size was more than 100 df. The p value <0.05 hence the data is not normally distributed. More inferred measurements, was therefore analyzed by ordinal regression.

Table 3.11 Normality test of the Explanatory variables

Tests of Normality						
	Kolmogorov-Smirnov ^a			Shapiro-Wilk		
	Statistic	df	Sig.	Statistic	df	Sig.
SM	.362	318	.000	.653	318	.000
DPC	.149	318	.000	.907	318	.000
LF	.134	318	.001	.906	318	.000
PS	.173	318	.000	.864	318	.000

a. Lilliefors Significance Correction

Source: Research’s Data (2022)

3.10.2 Test of Parallel Lines

This test was performed to test for the assumption of proportional odds. This is to show that the odds are consistent across different thresholds outcome variable. The $p > 0.05$, thus it was statistically significant.

Table 3.12 Test of Parallel Lines

Test of Parallel Lines ^a				
Model	-2 Log Likelihood	Chi-Square	df	Sig.
Null Hypothesis	245.253			
General	203.849 ^b	41.403 ^c	33	.150

The null hypothesis states that the location parameters (slope coefficients) are the same across response categories.

a. Link function: Logit.

b. The log-likelihood value cannot be further increased after maximum number of step-halving.

c. The Chi-Square statistic is computed based on the log-likelihood value of the last iteration of the general model. Validity of the test is uncertain.

An ordinal logistic regression was used to examine the significance of the influence of the independent variables on the dependent variable. This was because the data was found not to be normally distributed and the odds were proportional. Logit regression is a generalized linear model used to estimate the probabilities for the m categories the dependent variable, using an independent variables X : a sigmoid function is used to the regression model;

$$\ln(\pi(x)/1-\pi(x)) = \alpha + \beta_1 X_1 + \beta_2 X_2 + \beta_3 X_3 + \beta_4 X_4 + \mu$$

$\ln(\pi(x)/1-\pi(x)) =$ Implementation of affordable housing

$\alpha =$ Constant

$\mu =$ Error

$\beta = 1, 2, 3, 4$ are the logit coefficients of the predictors

x1= Political factors

x2= Development Partners Commitment

x3= Stakeholders' management

x4= Legal framework

3.11 Logistical and Ethical Considerations

The researcher obtained a research permit from Kenyatta University Graduate School and from National Commission for Science, Technology and Innovation (NACOSTI). In the field, consent was obtained from the respondents within the different regions in Mombasa County. The nature of the research was explained to them and if any questions on anonymity and confidentiality was answered. The participants were reassured that their identities as well as the information shall remain confidential.

CHAPTER FOUR
RESEARCH FINDINGS AND DISCUSSION

4.1 Introduction

The research purposed to examine the effect of public private partnership on the implementation of affordable housing projects in Mombasa County, Kenya. The findings were noteworthy in terms of strengthening Mombasa County’s Government, Department of Land, Planning, Housing, and Urban Renewal (DoLPH) and involvement of all stakeholders. Stakeholders was assessed based on stakeholder’s management, development partners Commitment, effect of legal framework and political systems effects. The study's objectives were followed in terms of statistical analysis, inference, and discussion of results.

4.2 Response Rate

A total of 395 questionnaire were sent out to the stakeholders in affordable housing project estates in Mombasa County that include county official managers in DoLPH (15), NGO’s managers (25), development partners managers (5) engaged in affordable housing and household heads (350).

Table 4.1 Response Rate of stakeholders in Mombasa Affordable Housing Project

	Sample size	Respondents	Non-response/ rejected	%
County Official Managers	15	12	3	
NGO’s Managers	25	20	5	
DP Managers	5	3	2	80.5
Household Heads	350	283	67	
Total	395	318	77	

Source: Research’s Data (2022)

Out of the 395 questionnaires, 77 were incomplete and had missing data hence were excluded in the study. Out of the 77 questionnaires, 3 were from County Official Managers, 5 from Ngo's Managers, 2 DP Managers and 67 from the household heads. Hence, the study achieved a response rate of 80.5% as shown in table 4.1. According to (Fincham, 2008) a cluster randomized study should have a response rate $\geq 80\%$. This is in order for the sample to be fully representative of the population. In a study conducted in Starehe in Nairobi County for affordable housing, had a 97% response rate, but the sample size was 100 respondents (Masinde, 2019). This study sample was large enough to generalize the findings and the response rate was representative of the study population attributes. Moreover, (Baruch, 1999) study on academic studies response rate recommends a response rate of more than 60% to be credible enough for the study.

4.3 Socio-demographic Characteristics of Stakeholders in Affordable Housing

The table 4.2 describes the socio-demographic characteristics in form of house registration under respondents' name, any formal writing agreement, relationship with the registered owner, level of education, occupation and perception on whether PPP improved affordable housing projects.

Table 4.2 Respondents Socio-demographic characteristics

Socio-demographic characteristics	n	%
House Registered under your name		
Yes	191	67.8
No	92	32.2
Formal Writing		
Yes	4	4.9
No	88	95.6
Relationship with the Owner		
Relative	193	68.1
Not a relative	90	39.9
Level of Education		
Primary Certificate	53	16.7
Secondary Certificate	103	32.4
College Diploma	110	34.6
University Graduate	45	14.2
Occupation		
Self-employed	169	53.1
Not employed	53	16.7
Formal employment	80	25.2
Informal employment	16	5.0
PPP improves affordable housing projects		
Yes	114	35.8
No	200	63.0
Not sure	4	1.2

Source: Research's Data (2022)

The current occupier of the government house was found to be majorly 191(67.8%) those that had been registered in the lands records as the legal custodians. But, yet a significant number 92(32.2%) were found to be the occupants where the houses did not

bear their names. On exploring further, the study found out that 88(95.6%) had no any formal writing where only 4(4.9%) had a formal agreement. The occupant was either a relative or a non-relative. Where, majority were relatives 193(68.1) while non-relatives were 90(39.9%). For the non-relative the houses were for rental purposes and some directly paid the monthly rate to the estate managers and a few registered owners paid on their behalf.

Most respondents 110(34.6%) had attained a college certificate level of education, 103(32.4%) were secondary level, 53(16.7%) had primary education, 45(14.2%) had attained university education. This is illustrative that the participants had at least some form of knowledge and understanding on the public private partnership and the affordable housing projects and their roles as stakeholders.

The study revealed that 169(53.1%) of participators were self-employed, this could be attributed by majority of the responses was from household heads. Formal employment was recorded at 80(25.2%), not employed represented those that were not currently engaged in any form of employment or business 53(16.7%) while those in the informal employment 16(5.0%). The informal category included those who were casually employed and were not on pension or formal contract. This was indicative that majority of the respondents were working formally employed or had a business set up to run.

Irrespective of the occupation status of the respondents a common denominator expressed by majority. PPP did not improve the affordability of the housing projects in Mombasa 200(63.0%). The pricing of the houses was a factor and majority found it not to be of helpful to their economic status. Moreover, a sizeable number 114(35.8%) stated that the houses were affordable to them as compared to the commercial housing sector schemes.

4.3.1 Age of the Stakeholders in the Mombasa Affordable Housing Projects

The descriptive statistics was performed for numerical data that include age, and duration the occupant had stayed in the house.

Table 4.3 Age of the Stakeholders in Mombasa AHP

Age		
	Valid	318
	Missing	0
Mean		46.64
Std. Error of Mean		1.321
Median		49.00
Mode		48 ^a
Std. Deviation		11.888
Skewness		-.123
Kurtosis		-.283
Range		53
Minimum		22
Maximum		75

a. Multiple modes exist. The smallest value is shown

Source: Research's Data (2022)

The average age of the respondents in this study was 46 with the SD of 11 years. Most respondents were above youthful stage of 48 and 49 years, this was because the data set was bimodal. The youngest was 22 years and the oldest was 75 years. The age was representative enough to understand the effect of PPP in the implementation of affordable housing in Mombasa where it is a cross cutting issue of age. Skewness and kurtosis measure the location and variability of the data set. In this study the skewness was -.123, this indicates that the data was negatively skewed and was left tailed. The data was much concentrated towards the left of the mode(48years), median(49years)

and mean(46years). In Kurtosis measure -.283, the data was less peaked than the ogive curve since it was less than 3.

4.3.2 Duration of Stay for the Households Members in current County houses

This sought to find how long the respondents had lived for the current county houses proposed to be demolished for affordable housing projects.

Table 4.4 Duration of Stay for the Households Members in current County houses

Duration of Occupant stay	
Valid	283
Missing	0
Mean	32.13
Std. Error of Mean	2.191
Median	30.00
Mode	20
Std. Deviation	16.975
Skewness	-.018
Kurtosis	-1.088
Range	62
Minimum	1
Maximum	63

a. Multiple modes exist. The smallest value is shown

Source: Research’s Data (2022)

The duration of occupant stay was done for only the household heads participants; hence the n is 283. An average of 32 years with a SD of 16 years was the number of years the respondents had occupied the households. This is illustrative that the error range of occupant was 16-48 years that the respondents had lived. The Std. Error of Mean 2.191 shows that the data was variably and the mean was reliable. There was an

occupant who had just stayed in the house for 1 year while the one who had for many years had been for 63 years. Skewness of -0.018 , show the data was negatively skewed and is left tailed. The data was much concentrated towards the left of the mode(20years), median(30years) and mean(32years). In Kurtosis measure -1.088 , the data was less peaked than the ogive curve since it was less than 3.

4.3.3 Mombasa County Geographical position of the Study Respondents

The 3D histogram below shows the location coordinates, current location, and previous location. The circles show the distribution of respondents that were randomly picked in Mombasa County. Mombasa County was divided into 10 regions in form of estates, which included Tudor, Tom Mboya, Likoni, Likoni custom, Kizingo, Nyerere, Mvita, Changamwe, Khadija, and Mzizima. The upper quadrant from longitude 39.6270000 and latitude -4.0261975 shows the higher number of respondents. This GPS coordinates was captured during data collection by GPS mobile device.

The study was limited to Mzizima, Likoni on the left quadrant and Changamwe on the right quadrant. The estates of Kizingo, Nyerere, Mvita, Khadija, and Tudor were omitted since no public participation had been conducted, hence the AHP had not been initiated. While Tom Mboya estate the houses had been demolished and Buxton was already in construction and the respondents could not be traced since the study was probabilistic.

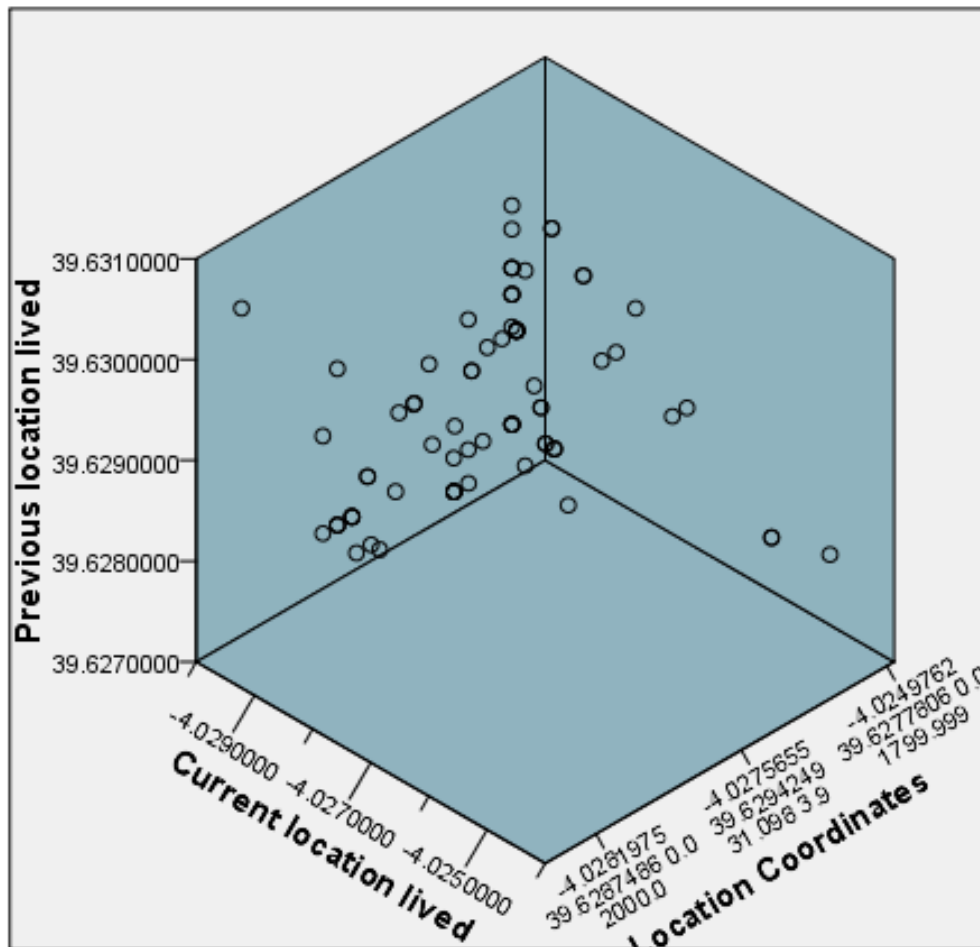


Figure 4.1 Mombasa County Geographical position of the Study Respondents

Source: Research's Data (2022)

4.3.4 Current state of houses proposed for affordable housing projects

The study was conducted on the planned/on-going projects in Likoni estate, Likoni custom estate, Changamwe estate and Mzizima estate. The below images show the state of Changamwe estate. The region has been issued the notice to vacate for the construction of works. But, at the time of study the houses had not been demolished. The pictures below show the physical condition as at the time of study, there were also people who were still living in them.



Figure 4.2 Proposed houses to be demolished for AHP

Source: Research's Data (2022)

4.4 Study variables of Public Private Partnership and Implementation of Affordable Housing Projects

Likert scales produce interval data because the distance between response possibilities is assumed to be equal (Gliner et al., 2017; Józsa & Morgan, 2017). Thus, the descriptive statistics of this study will be in terms of frequency and percentage, mean and standard deviation in generating the outcome.

4.4.1 Stakeholders Management and PPP in AHP

Table 4.5 Effect of Stakeholder Engagement in implementation of AHP

Scale	M	SD	Range	Cronbach's α
Stakeholders Management Effect	3.62	1.157	4	.954
Commitment of Stakeholders	3.74	1.149	4	.970
Readiness to participate among stakeholders	3.67	1.162	4	.949
Stakeholders engaged in planning and implementation	3.60	1.180	4	.952
Consultation done amongst Stakeholders	3.63	1.078	4	.952
Capacity building conducted amongst Stakeholders	3.62	1.067	4	.954

Source: Research's Data (2022)

According to table 4.5, 78.3% (n=249) respondents stated that stakeholders' engagement greatly affects the affordable housing projects. It had a mean of 3.62 and SD=1.157. Moreover, majority 84.0% (n=267) affirmed that stakeholders were engaged and committed in the implementation of affordable housing. Only, a few individuals 16.0% (n=51) were contrary and found out that stakeholders were not

engaged satisfactorily. The mean was reported to be 3.74 and SD=1.149, which is optimum and significant.

On the readiness of the stakeholders to participate in the implementation of affordable housing project. Most of the respondents 78.0% (n=248) strongly agreed they had a significant stake with a mean of 3.67, SD=1.162. Moreover, the stakeholders were engaged in the planning and implementation of affordable housing optimally 73.0% (n=232). This is in supportive of a mean score of 3.60, SD=1.180. There were also consultative meetings among all the stakeholders geared to be affected with the affordable housing project. A significant number affirmed the consultations in form of community meetings 81.4% (n=259), mean score 3.63, SD=1.078.

The stakeholders also had prior knowledge and understanding on the implementation of affordable housing project 87.1% (n=277), mean score 3.62, SD=1.067. The knowledge was promoted by the capacity building events and seminars. Nonetheless, some stakeholders echoed hesitancy in readiness in the participation of stakeholders in the affordable housing projects 18.2% (n=58). This could have led to the forestall of the projects and delays in the planning and implementation of the projects.

4.4.2 Development Partners Commitment and PPP in AHP

Table 4.6 Partners Commitment Effect in implementation of AHP

Scale	M	SD	Range	Cronbach's α
Partners Commitment Effect on Implementation	3.51	1.07	4	.802
Development Partners Commitment Effect on Implementation	3.20	1.23	4	.797
DP Commitment	3.12	1.11	4	.791
DP ensuring no delays	2.91	1.26	4	.846
DP Readiness to participate	2.63	0.94	3	.792
DP Ensure Detailed Work Plan	2.80	1.15	4	.893
DP Ensure Transparency	2.41	0.97	3	.802
Project completion within allocated time schedule	3.06	1.31	4	.797

Source: Research's Data (2022)

Development partners effects was assessed in terms of Commitment in ensuring no delays, readiness to participate, detailed work plan, transparency and project completion within allocated time schedule. The effects of development partners Commitment were perceived to have a major effect 67.9% (n=216) in the implementation of affordable housing projects, mean score 3.51 with SD=1.074.

On the assessment of the development partners Commitment effect on implementation was sub-optimally agreed 50.6% (n=161). The effect was accorded by a mean score of 3.20 with SD=1.239. The development partners Commitment in readiness to participate

in implementation was disagree by majority 50.3% (n=160), mean 2.63, SD=0.941. The respondents perceived that the development partners showed that they were either not ready to embark on the implementation of the projects or not supplemented with the requisite support by the County Government of Mombasa. In addition, this could compromise on the transparency of the housing scheme project. With DP viewed as not reliably and transparent enough in their undertaking of the housing projects implementation 64.2% (n=204), mean 2.41, SD=0.972.

However, majorly the respondents perceived DP ought to ensure that there was a detailed workplan 59.2% (n=118), mean 2.80, SD=1.156. This would ensure completion of the housing projects within the allocated timeline. If the development partners schedule is not interfered with. The DP partners had a key role to play and the respondents affirmed their role as the lead strategists and implementers. However, most of the respondents disagreed DP had key influence in ensuring the project within allocated time 59.4% (n=189), mean 3.06, SD=1.317. The origin of the delay was not a DP issue but other withholding factors, 59.4% (n=189), mean 2.91, SD=1.267.

4.4.3 Legal Framework effect and PPP in AHP

Table 4.7 Legal Framework Effect in implementation of AHP

Scale	M	SD	Range	Cronbach's α
Legal Framework Effect on Implementation	2.98	1.129	4	.938
Legal Framework Supports Implementation	2.77	1.121	4	.923
Legal Framework Favors Implementation	2.51	1.121	4	.914
Legal Framework Encourage Implementation	2.58	1.185	4	.897
Legal Framework Increase Confidence in Implementation	2.54	1.213	4	.898
Legal Framework Eliminate Bottleneck in Implementation	2.27	1.215	4	.915

Source: Research's Data (2022)

Legal framework was assessed in terms of policy framework and PPP policies in support, favor, encourage, increase confidence and eliminate bottleneck in the implementation of affordable housing projects.

The legal framework effect was found to have a moderate influence in the extent of the implementation of affordable housing projects. Where vast majority 63.2% (n=201), mean score 3.06, SD=1.317 noted that the irrespective of the good policies and laid out framework the implementation would still not be effective. While, others 36.8% (n=117) perceived that it would have a significance influence on the implementation.

The study objective aimed to examine the effect of legal framework in the implementation of affordable housing projects. The legal framework was found not to greatly support the implementation of affordable housing projects, 70.4% (n=224),

mean score 2.77, SD=1.121. Furthermore, the legal framework did not favor the implementation of the implementation of the affordable housing projects, 71.6% (n=228), mean score 2.51, SD=1.121. It was also noted that the legal framework did not encourage the implementation 65.4% (n=208), mean score 2.58, SD=1.185, did not increase confidence 65.4% (n=208), mean score 2.51, SD=1.213 and did not eliminate bottleneck in the implementation of affordable housing 80.2% (n=255), mean score 2.51, SD=1.215.

This revealed that either the legal framework was not in place or the respondents did not understand the policies in place for ensuring effective implementation of affordable housing projects.

4.4.4 Political Systems effect and PPP in AHP

This objective sought to determine political system effect in PPP in the implementation of affordable housing projects in Mombasa County. This was to find out if political systems from the executive part, organization and community politics have a role in the implementation. Political systems have a very great effect on the implementation of the affordable housing project as vast majority stated 70.4% (n=224), mean score 3.49, SD=1.276.

Table 4.8 Political Systems Effect in implementation of AHP

Scale	M	SD	Rang e	Cronbach's α
Political System Effect on Implementation	3.49	1.27 6	4	.895
Political System Supports Implementation	2.77	1.12 1	4	.881
Political System Facilitates Implementation	2.51	1.12 1	4	.895
Political System Eliminate Bottleneck in Implementation	2.78	1.25 5	4	.910
Political Goodwill and support reduce delays in Implementation	2.58	1.18 5	4	.890
Political System aid in Monitoring in Implementation	2.54	1.21 3	4	.895

Source: Research's Data (2022)

The study results indicate the effect of political system in the implementation of affordable housing projects. The political system was found not to greatly support the implementation of affordable housing projects, 55.7% (n=177), mean score 2.86, SD=1.330. Yet, a significant number stated that the political system was in support of the implementation of affordable housing 44.3% (n=141). Furthermore, the political structure facilitates the implementation of affordable housing projects, 64.2% (n=204), mean score 3.19, SD=1.324. In the elimination of bottlenecks in the implementation, political system has also a significant effect 54.4% (n=173), mean score 3.19, SD=1.324. Political goodwill and support were found to reduce the delays in the implementation 64.2% (n=204), mean score 3.06, SD=1.288. In conclusion, the political system was found to play a significant effect in the monitoring of the implementation of affordable housing projects 50.6% (n=161), mean score 2.51,

SD=1.215. Nonetheless, still a sizeable number expressed that the political system had less role in the monitoring of implementation 49.4% (n=114).

4.5 Public Private Partnership and Affordable Housing

The study sought to find if PPP in the implementation of affordable housing was marred or supported by any of the predictor variables. Majority agreed that PPP ensures timely implementation of the housing projects 76.4% (n=243), mean score 3.17, SD=0.997.

An intriguing factor among the respondents was PPP did not make the cost of houses affordable to all but the elites only, 80.2% (n=255), mean score 2.26, SD=1.116.

Table 4.9 Public Private Partnership and Affordable Housing Implementation

Scale	M	SD	Range	Cronbach's α
Public Private Partnership and Implementation of Affordable Housing Project	2.91	1.16	4	.948
PPP leads to timely implementation	3.17	0.99	4	.949
DP helps in implementation of AHP	3.19	1.10	4	.949
Political systems have enabled implementation of AHP	3.01	1.27	4	.951
PPP has made cost of housing affordable	2.26	1.11	4	.955

Source: Research's Data (2022)

4.6 Ordinal Regression Analysis

This was performed since the data was not normally distributed to test the effect of independent variables on the dependent variable. The diagnostic tests performed were Omnibus test, Goodness of fit, and Pseudo R-Square.

Table 4.10 Omnibus Test

Omnibus Test^a		
Likelihood Ratio Chi-Square	df	<i>p</i>
134.186	4	.000

Dependent Variable: log_AHP

Model: (Threshold), log_SM, log_DPC, log_LF, log_PS

a. Compares the fitted model against the thresholds-only model.

The p value 0.000 < 0.05, this shows that the model is fit for the data since it is statistically significant.

Table 4.11 Goodness-of-Fit Output

	Chi-Square	df	<i>p</i>
Pearson	851.336	866	.000
Deviance	263.511	866	.000

Link function: Logit.

After performing the Goodness-of-Fit to ascertain whether the model fits the dataset. Pearson test df (866), 851.336, 0.000 was found to be statistically significant. According to Pojanapunya & Todd (2018), the log-likelihood of the ratio statistic is compared between the saturated model for the regression coefficient. This was illustrative that the model fits the data well.

Table 4.12 Pseudo R-Square

	<i>R</i> ²
Cox and Snell	.809
Nagelkerke	.815
McFadden	.337

Link function: Logit.

Pseudo R Squared is mostly used in explaining the variation of the outcome on the influence of the explanatory variable (Hemmert et al., 2018). According to the Table

4.13 on Nagelkerke, shows that there is 81.5% effect of PPP in stakeholders' engagement, development partners Commitment, legal framework and capacity political systems on the implementation of affordable housing projects. To ensure the success of the affordable housing project the correlated predictor variables have to be addressed in conjunction. Failing in addressing either of the predictor variable, will lead to stall of the project or lack of effective implementation in Mombasa County.

Table 4.13 Results of Model fitting examining the influence of PPP on Affordable Housing Projects

Logistic Parameter	B	SE	95% Wald CI		Hypothesis Test	<i>p</i>
			LL	UL	Wald Chi-Square	
AHP	19.300	2.3304	14.733	23.868	68.593	.000
SM	5.735	1.5724	2.653	8.817	13.302	.000
DPC	-1.289	2.2235	0.004	3.069	.336	.562
LF	9.966	1.9295	6.184	13.748	26.677	.000
PS	11.900	1.9971	7.986	15.814	35.504	.000

(Scale) 1^a

Note: Dependent Variable: Affordable Housing Project Implementation (AHP)
 Model: Parameters, Stakeholders Management (SM), Development Partners Commitment (DPC), Legal Framework (LF), Political System (PS)
 CI = Confidence Interval, LL = Lower Limit, UL = Upper Limit
 a. Fixed at the displayed value.

Source: Research's Data (2022)

The odds ratio indicates that the odds of effective implementation of affordable housing project increases by a factor of 14.733 for every one unit increase on stakeholder's management in PPP framework. This was found to have a positive predictor of effective in affordable housing project in Mombasa County. For every one unit increase in stakeholder's management, there was a predicted increase of 2.653 in the log odds of being at a higher level on effective implementation of affordable housing projects.

Secondly, the odds ratio indicates that the odds for implementation of affordable housing projects increases by a factor of 0.004 for every one unit increase on development partners Commitment in ensuring no delays, readiness to participate, ensuring detailed work plan, transparency and project completion within the allocated time schedule. Given that the odds ratio is <1 , this indicates a decreasing probability on implementation of affordable housing projects as values increase on development partners Commitment. Development partners Commitment was not significant, for every one unit increase in the Commitment of the development partner in the implementation of affordable housing there was a predicted decrease of 1.289 in the log odds of being at a lower level on implementation of affordable housing projects. This is indicative that the Commitment of the development partners could be probably misaligned or misjudged by the stakeholders as an efficient tool of effective implementation.

The odds ratio indicates that the odds for implementation of affordable housing projects increases by a factor of 6.184 for every one unit increase on legal framework assurance and in place. Given that the odds ratio is >1 , this indicates a conspicuously increased probability on implementation of affordable housing projects as values increase on legal framework effect. Moreover, in legal framework there was a notably positive predictor on implementation of affordable housing projects. Legal framework was significant, for every one unit increase in promoting and ensuring legal framework is adhered in the implementation of affordable housing project there was a predicted increase of 9.966 in the log odds. This means that the legal framework infrastructure is vital in ensuring effective implementation of affordable housing is achieved.

In conclusion, the odds ratio indicates that the odds for implementation of affordable housing projects increases by a factor of 7.986 for every one unit increase on political

systems infrastructure. This was found to have an immense positive predictor on the implementation of affordable housing projects. For every one unit increase in political system infrastructure in PPP, there was a predicted increase of 11.900 in the log odds of being at a higher level on implementation of affordable housing projects.

4.7 Correlation Analysis

The Spearman correlation coefficient (r_s) is one of the most commonly used nonparametric correlation coefficients for determining the relationship between two ordinal variables (Lewis-Beck et al., 2012).

Implementation of affordable housing projects was found to be statistically significant with the predictor variables of the study. Implementation of AHP has a little extent correlation (0.430) on stakeholders' management, moderate correlation (0.545) on development partners Commitment, great extent correlation (0.757) on legal framework indicator and a very great extent correlation (0.845) on political system indicator. The overall correlation indicated that there was significant influence of public private partnership in the implementation of affordable housing, $r_s=0.644$, $p = .000$, $n = 318$.

Table 4.14 Spearman Correlation Coefficient Output

Affordable Housing Project Implementation	Correlation Coefficient	<i>p</i>	n
SM	.430**	.000	318
DPC	.545**	.000	318
LF	.757**	.000	318
PS	.845**	.000	318

** . Correlation is significant at the 0.01 level (2-tailed).

Source: Research's Data (2022)

CHAPTER FIVE

SUMMARY, CONCLUSION, AND RECOMMENDATIONS

5.1 Introduction

This chapter is a summary of the findings of public private partnership in the implementation of affordable housing projects. The conclusion and recommendations are based on the objectives of the study.

5.2 Summary of the Findings

In summary, collected data was analyzed based on the objectives and research questions proposed in the study. This section describes effects of stakeholder's management, development partner's Commitment, legal framework and political systems in public private partnership on implementation of affordable housing projects in Mombasa County, Kenya. This entails a summary of the findings in line with the discussion in reference to what other scholars have established.

5.2.1 Stakeholders' Management effect and PPP in AHP

The objective was to establish stakeholder's management in public private partnership on implementation of affordable housing projects in Mombasa County. The findings as revealed by 78.3 % of the respondents indicated that stakeholder's management significantly affect the PPP in AHP in Mombasa County. Respondents agreed that Stakeholders engagement significantly contributes to the implementation of affordable housing projects in Mombasa County.

5.2.2 Effect of development partners and PPP in AHP

Development partners commitment in PPP framework was found not be significant in influencing implementation of AHP. Development partners' effects was assessed in terms of Commitment in ensuring no delays, readiness to participate, detailed work

plan, transparency and project completion within allocated time schedule. The findings revealed that the effects of development partners Commitment were perceived to have a major effect of 67.9% in the implementation of affordable housing projects. On the assessment of the development partners Commitment effect on implementation was sub-optimally agreed by the respondents.

5.2.3 Effects of legal framework and PPP in AHP

Legal framework in PPP was found to be a predictor in the implementation of AHP. 70.4 % of the respondents revealed that legal framework does not greatly support the implementation of affordable housing projects. The findings revealed that legal framework effect had a moderate influence in the extent of the implementation of affordable housing projects. Nonetheless, in Mombasa County there is no policy document in place to guide the implementation of affordable housing. The DoLPH uses a feasibility study document by JICA and a proposed draft of housing policy.

5.2.4 Effects of political systems effect and PPP in AHP

This objective was to determine political system effect in PPP in the implementation of affordable housing projects in Mombasa County. This was to find out if political systems from the executive part, organization and community politics have a role in the implementation. The findings revealed that majority of the respondents of 70.4% agreed that Political systems have a very great effect on the implementation of the affordable housing projects. This is indicative that the implementation of affordable housing project in form of PPP finance overly relied on the Mombasa County politics from the political goodwill of the elected leaders.

5.3 Conclusion

In Mombasa County, irrespective of the challenges of the affordable housing projects there is at least stakeholders' management among the estates proposed for upgrade. Secondly, there is an average commitment of developers which is coupled with limited application of the legal framework. This is contributed by the political systems in the region.

Approach in other developed cities to succeed the affordable housing projects is firstly noted in the city of Vienna. The city has 25% of the houses owned and maintained by the state, in Singapore 82% of the population live in apartments build by the Housing and Development Board. The Singaporean Government ensures that the citizens have a permanent residence (Kalugina, 2016). This has largely been contributed by the Government commitment in support of the legal framework put in place. Some economies such as USA has also been relatively successful such as Boulder and Austin cities. The cities have established an environment that is conducive for the development partners and factors in the economic capability of the community.

Since the PPP in affordable housing in Mombasa County is at an inception phase, there is need for consideration of stakeholders' perspective in the planning stage. Malik & Tariq (2021) accentuate the importance of stakeholders' in the regulatory framework initiation and a mechanism to promote feedback and amend where necessary.

5.4 Recommendations for the study

This study general objective was to study the effect of public private partnership on the implementation of affordable housing projects in Mombasa County. The findings of the study generated the following recommendations: -

5.4.1 Stakeholders' Management effect and PPP in AHP

The study ratified the positive and significant effect of stakeholder's management in public private partnership on affordable housing projects. Ensuring regulated interactions amongst stakeholders in the contextual framework of affordable housing. A neoteric study by Malik & Tariq (2021) apexes a multidisciplinary approach calls for corporate governance amidst all the stakeholders.

Secondly, promotion of an institutionalist-stakeholder approach. This shall enable development partners cognizant of the multi-dimension needs hence concerted effort in implementation.

5.4.2 Effect of development partners and PPP in AHP

Foster a structure of provision in the affordable housing projects. The County Executive Committee of Lands planning and Housing should be at the apex of the Organogram. The other relevant bodies involved in the affordable should be accorded their mandate with a time limit.

5.4.3 Effects of legal framework and PPP in AHP

Policy interventions in market regulation by ensuring control of the actions and transactions in the market. This factors in the public interest and externalities and ensuring security of tenure. There should be development control and building regulations stipulated in the neighborhood regions where the affordable housing projects are desired to be implemented.

The CIDP 2023-2027 should offer elaborate strategic plan of affordable housing in line with the sustainable development goals which CIDP 2018-2022 did not. Moreover, the CECM should come up with policies to regulate, guide and ensure effective implementation of AHP.

5.4.4 Effects of political systems effect and PPP in AHP

In ensuring that political influence does not slow down or impede the implementation of implementation of affordable housing. There should be a County political leadership that will be engaged in legislation gaps in the housing. In implementation of affordable housing there has to be public participation. The County should ensure that the political leadership are involved right from the inception of the affordable housing. Transparency should be promoted where even tender process should be in open to scrutiny.

5.5 Recommendations for Further Research

The research was limited in terms of scope that dealt with stakeholders involved who were County Government heads officials in the DoLPH, development partners managers, estate managers, and household heads. The gaps recommended for further research is to do a longitudinal study on the stakeholders' analysis on the sustainability of affordable housing projects in PPP model.

Secondly, the implementation of affordable housing will result in a new paradigm shift where social amenities will not meet the demand. Thus, a study should be conducted to explore the effect of ecological approach on the creation and administration of affordable housing projects.

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APPENDICES

APPENDIX I: LETTER OF INTRODUCTION

Mswaili Nawushao Victoria

P.O. Box 1399-80100,

Mombasa, Kenya.

Dear Respondent,

RE: LETTER OF TRANSMITTAL OF DATA COLLECTION

I am a postgraduate student at Kenyatta University pursuing a master's degree in Public Policy and Administration. As part of the requirement for the award of the master's degree, I'm undertaking a research on **Public Private Partnership and Implementation of Affordable Housing Projects in Mombasa County, Kenya**

Therefore, I'm kindly requesting for your support in terms of time in responding to the attached questionnaire. Your precision and honest response will be critical in ensuring objectivity in the research.

All the information received will be treated in strict confidence. Thank you for your valuable time and participation.

Yours faithfully,

Mswaili Nawushao Victoria

APPENDIX II: QUESTIONNAIRE

This study aims to examine the effect of public private partnership on the implementation of affordable housing projects in Mombasa County, Kenya. All responses will be treated in strict confidence and will not be used for any other purpose apart from that academic.

Section A: Background information *(please put an X in relevant box)*

Name (Optional).....

1. What is your age bracket?

Below 20 years 20-30 years 31-40 years 41-50 years Above 50 years

2. Which is your highest academic level?

Primary certificate Secondary certificate College diploma University Graduate
 Post graduate

3. How long have you been working in this projects?

Less than 1 year 1-5 years 5-10
years Above 10 years

4. What is your job designation?

General Manager Project Officer Project Supervisors Finance Officer Project
Manager

5. What is the current state of the local houses in Mombasa? (This entails a pictorial observation of the local houses and should be captured by the researcher)

6. Pick the location GPS of the respondent. (To be conducted by a GPS enabled device).

Section B: stakeholder's management

7. To what extent does stakeholders' engagement affect the implementation of affordable housing projects in Mombasa County, Kenya.

No extent Little extent Moderate extent Great extent Very great extent

8. Indicate the extent to which you agree or disagree with the following statements on how stakeholders' engagement affects the implementation of affordable housing projects in Mombasa County, Kenya. Use a scale of 1-5 where 1=strongly disagree, 2=disagree, 3- undecided, 4= agree and 5= strongly agree.

Stakeholders' management and implementation of affordable housing projects in Mombasa County, Kenya

Item	1	2	3	4	5
There is stakeholders' engagement in implementation of affordable housing in Mombasa county					
Stakeholders are engaged in the planning and implementation of affordable housing in Mombasa county					
There is always stakeholder consultations meetings before the implementation of affordable housing projects in Mombasa county					
Stakeholders awareness campaign are frequently held in the process of implementation of affordable housing in Mombasa county					
There is Stakeholders capacity building on implementation of affordable housing in Mombasa county					

Section C: Development Partner's Commitment and implementation of affordable housing projects in Mombasa County, Kenya.

9. To what extent does development Partners Commitment affects implementation of affordable housing projects in Mombasa County, Kenya?

No extent [] Little extent []
 Moderate extent [] Great extent []
 Very great extent []

10. Indicate the extent to which you agree or disagree with the following statements. Use a scale of 1-5 where 1=strongly disagree, 2=disagree, 3- undecided, 4= agree and 5= strongly agree.

Development Partner’s Commitment and implementation of affordable housing projects in Mombasa County, Kenya.

Item	1	2	3	4	5
Partners are very committed in implementation of affordable housing in Mombasa county and ensure projects are not delayed					
There are partners who are ready to participate in implementation of affordable housing in Mombasa county					
Partners advocates for the use of alternative plan in implementation of affordable housing in Mombasa county					
Partners Commitment encourages use of a detailed work plan to ensure effective implementation of affordable housing in Mombasa county					
Partners Commitment emphasizes on transparency in implementation of affordable housing in Mombasa county and ensure that projects run within the allocated time schedule					

Section D: Legal framework and implementation of affordable housing projects in Mombasa County, Kenya.

11. To what extent does Legal framework affect the implementation of affordable housing projects in Mombasa County, Kenya

No extent [] Little extent [] Moderate extent []
Great extent [] Very great extent []

12. Indicate the extent to which you agree or disagree with the following statements.

Use a scale of 1-5 where 1=strongly disagree, 2=disagree, 3- undecided, 4= agree and 5= strongly agree.

Legal framework and implementation of affordable housing projects in Mombasa County, Kenya.

Item	1	2	3	4	5
There is legal framework in place to support implementation of affordable housing in Mombasa county					
Legal framework in place favors effective implementation of affordable housing in Mombasa county					
Legal framework in place encourages stakeholders involvement in implementation of affordable housing in Mombasa county					
Legal framework increases confidence of private partners in involvement in implementation of affordable housing in Mombasa county					
Legal framework eliminates bottlenecks in implementation of affordable housing in Mombasa					

Section E: Political systems and implementation of affordable housing projects in Mombasa County, Kenya.

13. To what extent does political systems affect implementation of affordable housing projects in Mombasa County, Kenya

No extent [] Little extent [] Moderate extent [] Great extent [] Very great extent []

14. Indicate the extent to which you agree or disagree with the following statements.

Use a scale of 1-5 where 1=strongly disagree, 2=disagree, 3- undecided, 4= agree and 5= strongly agree.

Political systems and implementation of affordable housing projects in Mombasa County, Kenya

Item	1	2	3	4	5
Political systems supports implementation of affordable housing in Mombasa county					
There are political structure that facilitates implementation of affordable housing in Mombasa county					

Political systems bottlenecks have been removed to facilitate implementation of affordable housing in Mombasa county					
Political goodwill and support reduces delays in implementation of affordable housing in Mombasa county					
There are political systems that monitors implementation of affordable housing in Mombasa county					

SECTION F: Implementation of affordable housing projects in Mombasa County, Kenya

15. This section contains statements related to the performance of construction projects in terms quality expected and meeting the schedule. Tick one box accordingly Use a scale of 1-5 where 1=strongly disagree, 2=disagree, 3- undecided, 4= agree and 5= strongly agree.

Implementation of affordable housing projects in Mombasa County, Kenya

Item	1	2	3	4	5
In my own point of view public private partnership leads to the timely implementation of affordable housing					
Partners engagement helps in implementation of affordable housing.					
Public private partnership has enabled implementation of affordable housing on time over the past one year					
Political systems has enabled implementation of affordable housing in Mombasa county					
Having public private partnership has made the cost of housing affordable in Mombasa county					

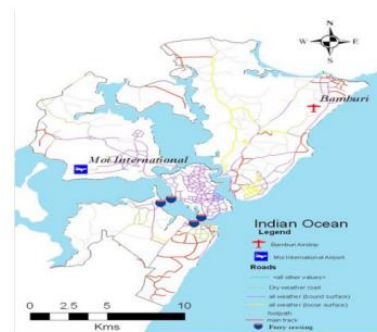
16. In your own opinion, do you think that public private partnership improves implementation of affordable housing projects in Mombasa County, Kenya?

Yes { } **No { }**

17. Do you think that public private partnership has positively contributed to effective implementation of affordable housing in Mombasa county?.....

THE END

APPENDIX III: MAP OF STUDY AREA



Source: UN Habitat, 2020

APPENDIX IV: BUDGET

Activity Budget			
Core Activities	Items/Participants	Unit cost	Cost (Ksh.)
Proposal Development & Research Licenses	Library search, Travelling expenses, NACOSTI and other licenses	1000	30,000
Research Assistants	Transport for researcher and two research assistants within Mombasa	10,000	20,000
Pre-testing	Transport for researcher and research assistants 3 days	2,000	6,000
Main field data collection (1 Months)	Travel, accommodation and subsistence researcher	3,000	180,000
Data Entry and Analysis	Principal Investigator, Statistitian and 1 research assistants	1,000	50,000
Publication	One Article	50000	50,000
10% contingency and institutional costs		255.50	36,000
Total			372,000

APPENDIX V: GRADUATE RESEARCH PROJECT APPROVAL

PROF. ELISHIBA KIMANI
DEAN, GRADUATE SCHOOL



EM/mo

KENYATTA UNIVERSITY
GRADUATE SCHOOL

E-mail: dean-graduate@ku.ac.ke

Website: www.ku.ac.ke

P.O. Box 43844, 00100
NAIROBI, KENYA
Tel. 810901 Ext. 4150

Internal Memo

FROM: Dean, Graduate School

DATE: 2nd June, 2022

TO: Mswaili Nawushao Victoria
C/o Public Policy and Administration Dept.

REF: C153/MSA/PT/38292/2016

SUBJECT: APPROVAL OF RESEARCH PROJECT PROPOSAL

This is to inform you that Graduate School Board at its meeting of 4th May, 2022 approved your Research Project Proposal for the M.PFA Degree Entitled, "Public Private Partnership and Implementation of Affordable Housing Projects in Mombasa County, Kenya."

You may now proceed with your Data Collection, Subject to Clearance with Director General, National Commission for Science, Technology and Innovation.

As you embark on your data collection, please note that you will be required to submit to Graduate School completed Supervision Tracking and Progress Report Forms per semester. The Forms are available at the University's Website under Graduate School webpage downloads.

Thank you.

ELIJAH MUTUA
FOR: DEAN, GRADUATE SCHOOL

c.c. Chairman, Public Policy and Administration Department.

Supervisors:

1. Dr. Peter Ng'ang'a
C/o Department of Public Policy and Administration
Kenyatta University

APPENDIX VI: GRADUATE RESEARCH AUTHORISATION



KENYATTA UNIVERSITY
GRADUATE SCHOOL

E-mail: dean-graduate@ku.ac.ke

Website: www.ku.ac.ke

P.O. Box 43844, 00100
NAIROBI, KENYA
Tel. 8710901 Ext. 57530

Our Ref: C153/MSA/PT/38292/2016

DATE: 2nd June, 2022

Director General,
National Commission for Science, Technology
and Innovation
P.O. Box 30623-00100
NAIROBI

Dear Sir/Madam,

RE: RESEARCH AUTHORIZATION FOR MSWAILI NAWUSHAO VICTORIA – REG. NO. C153/MSA/PT/38292/2016

I write to introduce Mswaili Nawushao Victoria who is a Postgraduate Student of this University. The student is registered for M.PPA degree programme in the Department of Public Policy and Administration.






Victoria intends to conduct research for a M.PPA Project Proposal entitled, “Public Private Partnership and Implementation of Affordable Housing Projects in Mombasa County, Kenya.”

Any assistance given will be highly appreciated.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'S.A.S.', is written below the text 'Yours faithfully,'.

APPENDIX VII: NACOSTI PERMIT

 <p>REPUBLIC OF KENYA</p>	 <p>NATIONAL COMMISSION FOR SCIENCE, TECHNOLOGY & INNOVATION.</p>
<p>Ref No: 556599</p>	<p>Date of Issue: 09/June/2022</p>
<p>RESEARCH LICENSE</p>	
	
<p>This is to Certify that Ms. Victoria Nawushao Mswali of Kenyatta University, has been licensed to conduct research in Mombasa on the topic: PUBLIC PRIVATE PARTNERSHIP AND IMPLEMENTATION OF AFFORDABLE HOUSING PROJECTS IN MOMBASA COUNTY, KENYA for the period ending : 09/June/2023.</p>	
<p>License No: NACOSTI/P/22/17451</p>	
<p>556599 Applicant Identification Number</p>	 <p>Director General NATIONAL COMMISSION FOR SCIENCE, TECHNOLOGY &</p>
<p>Verification QR Code</p>	
	
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