

**PERCEIVED FACTORS INFLUENCING PERFORMANCE OF
COMMUNITY BASED HOUSING PROJECTS IN URBAN INFORMAL
SETTLEMENTS: A CASE OF MUKURU SLUMS, NAIROBI COUNTY,
KENYA**

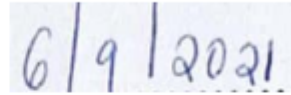
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**A Research Project Report Submitted in Partial Fulfilment of the
Requirements for the Award of Degree in Masters of Arts in Project Planning
and Management of the University of Nairobi**

2021

DECLARATION

This research project report is my original work and has not been submitted for the award of a degree in any University.



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.....
Date

L50/9957/2018

This research project report has been submitted for examination with my approval as the University supervisor.



30/09/2021

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DEDICATION

This research project is dedicated to my son Leon, my parents; siblings and to all persons committed to implementing and assessing poverty eradication strategies in Kenya.

ACKNOWLEDGEMENT

Many people have contributed directly or indirectly to this study. I am essentially grateful to my supervisor, Dr Mary Mwenda whose guidance and extensive comments have made this process a success. My special thanks also go to reviewers whose comments and suggestion have improved my research skills and to whom I am indebted for the indirect mentorship they provided. Finally, I wish to thank my family and friends for cheering me throughout the journey and to them I say you have heaped coals of blessing upon your head. To all may you be reminded your support, comfort and encouragement is not in vain.

LIST OF ABBREVIATIONS AND ACRONYMS

GDP	-	Gross Domestic Product
CBO	-	Community Based Organization
ESJ	-	Economic System Justification
HDI	-	Human Development Index
MDG	-	Millennium Development Goal
NGO	-	Non- Governmental Organization
SDG	-	Sustainable Development Goal
ToC	-	Theory of Change

TABLE OF CONTENT

DECLARATION	Error! Bookmark not defined.
DEDICATION	ii
ACKNOWLEDGEMENT	iii
TABLE OF CONTENT	iv
LIST OF TABLES	ix
LIST OF FIGURES	ix
LIST OF ABBREVIATIONS AND ACRONYMS	iv
ABSTRACT	xi
INTRODUCTION	1
1.1 Background of the Study	1
1.2 Statement of the Problem.....	3
1.3 Purpose of the Study	4
1.4 Objectives of the Study.....	5
1.5 Research Questions.....	5
1.6 Hypothesis of the Study.....	5
1.7 Significance of the study	6
1.8 Delimitation of the study	7
1.9 Limitations of the study	7
1.10 Assumptions of the study	7
1.11 Definitions of Significant Terms Used in the Study.....	7
1.12 Organization of the Study	8
LITERATURE REVIEW	9
2.1 Introduction.....	9
2.2 Performance of community-based housing projects in Informal Settlements.....	9

2.3 Community Participation and Performance of Community based housing projects..... 10

2.4 Resource Mobilization and Performance of Community Based Housing Projects..... 12

2.5 Institutional Leadership and Performance of Community Based Housing Projects 14

2.6 Socio-Cultural Environment and Performance of Community Based Housing Projects 16

2.7 Theoretical Framework..... 18

 2.7.1 Theory of Change 18

 2.7.2 Marxian theory on poverty 19

 2.7.3 Cultural theory on poverty..... 21

2.8 Conceptual Framework..... 23

2.9 Summary of Literature Review 25

2.10 Knowledge Gap 25

CHAPTER THREE..... 29

RESEARCH METHODOLOGY 29

3.1 Introduction 29

3.2 Research Design 29

3.3 Target Population 29

3.4 Sampling Size and Sampling Procedure..... 30

 3.4.1 Sampling Size 30

 3.4.2 Sampling procedure 31

3.5 Research instruments 31

 3.5.1 Pilot Testing of the Research Instrument 32

 3.5.2 Validity of the Research Instrument..... 32

 3.5.3 Reliability Test of the Research Instrument 32

3.6 Data Collection Procedures..... 33

3.7 Data Analysis Techniques..... 33

3.8 Ethical Consideration..... 34

3.9 Operationalization of Variables.....	34
CHAPTER FOUR	36
DATA ANALYSIS, PRESENTATION AND INTERPRETATION	36
4.1 Introduction	36
4.2 Questionnaire Return Rate.....	36
4.1.1 Demographic Information	36
4.3 Descriptive Statistics	38
4.3.1 Community Participation in Community-Based Housing Projects	38
4.3.2 Resource Mobilization in Community-Based Housing Projects	41
4.3.3 Institutional Leadership in Community-Based Housing Projects	44
4.3.4 Socio-Cultural Factors in Community-Based Housing Projects	46
4.4 Inferential Analysis on Factors that Influence Performance of Community-based Housing Projects in Mukuru Slums.	51
CHAPTER FIVE	54
SUMMARY OF FINDINGS, CONCLUSIONS AND RECOMMENDATIONS.....	54
5.1 Introduction	54
5.2 Summary of Findings	54
5.2.1 Community Participation on Performance of Community-based Housing Projects	54
5.2.2 Resource Mobilization on Performance of Community-Based Housing Projects	54
5.2.3 Institutional Leadership on Performance of Community-Based Housing Projects	55
5.2.4 Socio-Cultural Environment on Performance of Community-Based Housing Projects	55
5.3 Discussion of Findings	55
5.3.1 Community Participation and Performance of Community-Based Housing Projects	55
5.3.2 Resource Mobilization and Performance of Community-Based Housing Projects	56
5.3.3 Institutional Leadership and Performance of Community-Based Housing Projects	56
5.3.4 Socio-Cultural Environment and Performance of Community-Based Housing Projects	56

5.4 Conclusions of the Study..... 57

5.5 Recommendation..... 57

5.6 Suggestions for Further Research..... 58

REFERENCES 59

APPENDICES..... 66

LIST OF FIGURES

Figure 1: Conceptual Framework	24
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LIST OF TABLES

Table 2. 1: Knowledge Gap Matrix	25
Table 3. 1: Target Population	30
Table 3. 2: Sample Frame	30
Table 3. 3: Operational Definition of Variables	34
Table 4. 1: Response rate	36
Table 4. 2: Categorization of Participants	37
Table 4. 3: Number of years of residing or working in Mukuru Slums	37
Table 4. 4: Descriptive Statistics on Community Participation.....	38
Table 4. 5: Descriptive Statistics on Resource Mobilization.....	41
Table 4. 6: Descriptive Statistics on Institutional Leadership	44
Table 4. 7: Descriptive Statistics on Socio-Cultural Factors	46
Table 4. 8: Descriptive Statistics on Performance of Community-based Housing Projects	49
Table 4. 9: Test of Model Fit for the Regression Analysis.....	51
Table 4.10: Total Influence of Institutional Factors on Performance of Community-Based Housing Projects	51
Table 4.11: Parameter Estimates of Influence of Institutional Factors on Performance of Community-Based Housing Projects.....	52
Table 4. 12: Hypothesis Tests Results.....	53

ABSTRACT

Poverty alleviation is one of the main goals of SDGs. Public sector, civic society and private sector organizations contribute to the realization of this goal in low-income settlements. One such means is through community-based housing schemes. However, the mobilization of different factors to performance of community-based housing projects is still unknown. This research project investigates the perceived factors that influence community-based housing projects in Mukuru slums. The project looks at how community participation, resource mobilization, leadership and socio-cultural environment influence the performance of such projects. Theory of change, Marxian theory of poverty and cultural theory of poverty guided the study. This study employed use of cross-sectional descriptive research design. The target population of the study was the project officers, managers and residents of the area. The study sample size was 156 respondents and the respondents were selected through convenience sampling, stratified sampling and purposive sampling. The study made use of primary data collection that was collected using questionnaire, focused group discussions and key informant interviews. Data was analyzed through quantitative and qualitative data analysis. The findings showed that community participation influences the performance of community-based housing projects in Mukuru Slums positively by a factor of 0.308 supported by a p-value of 0.001. The results also indicated that resource mobilization leads to an improved performance of community-based housing projects by 0.016 with a p-value of 0.862. The findings also demonstrated that institutional leadership leads to an increase in performance of community-based housing projects in Mukuru Slums by 0.226 with a p-value at 0.003. The findings also depicted that socio-cultural environment leads to a decrease in performance of community-based housing projects in Mukuru Slums by 0.143 with a p-value of 0.139. The study concluded that performance of community-based housing projects is dependent on community participation, resource mobilization and institutional leadership. The findings recommend that housing-based projects managers develop strategies to strengthen community participation, resource mobilization and institutional leadership in implementation of community-based housing projects.

CHAPTER ONE

INTRODUCTION

1.1 Background of the Study

The past twenty years have seen an upsurge in rural urban migration. This has led to overpopulation in the urban centers resulting to emergence of informal settlements commonly known as slum areas and therefore pressure on existing infrastructures and housing. According to Spoor (2015), the urban poor individuals live in slum areas. The slums are mainly characterized by poor or defective infrastructural facilities, high poverty incidence, poor access to health as well as educational facilities and poor living conditions. With poverty being one of the main agendas in the 21st century, its minimization is an issue of great concern among most countries across the globe, particularly emerging economies such as Kenya.

Andrews (2021) argues that in Brazil, poverty is often displayed through the informal settlements popularly known as favelas, which are mainly located in the metropolitan areas that are underdevelopment and have below-par standards of living. For instance, almost 20% of the six million inhabitants of Rio de Janeiro live in several favelas that are located on steep, abandoned land, which is beyond the services and control of the cities authorities. The economic inequality in Brazil is one of the primary contributors of high poverty rates in the country. The Rio de Janeiro *favelas*, according to Paes-Sousa&Vaitsman (2014) emerged in the late 19th century when the country was transitioning from an empire to a republic. As the country evolved politically throughout the 20th century, the *favelas* in Rio de Janeiro grew in number and size, thus experiencing their own significant changes. Initially, communities living in the slums were loosely incorporated squatters that emerged organically so as to host itinerant labors and internal migrants. As the settlements increased and their population grew exponentially through the mushrooming urban underclass, slum residents in the 2nd largest city in the country started to organize internally, developing residents associations (*associações de moradores*). Through the organizations, the residents were able to deliberate on issues such as community governance, in addition to operating as links between the *prefeitura*(city hall) and *favelados* (favela residents). Since the national and city failed to provide public services to the slums, *favelados* led by the resident association worked

together to provide transportation, medical care and sanitation neighbours and friends (Caves, 2004).

UNDP (2016), highlights that the need to fight poverty in the developing countries has pushed most countries to rely on various projects, projects and strategies and embrace international treaties like the Millennium Development Goals (MDGs) now Sustainable Development Goals (SDGs) in their efforts to minimize or eliminate poverty. World Bank (2016) argued the main hindrance to poverty alleviation include natural resource destruction which leads to environmental degradation, low human capacity, political instability and corruption and poor maintenance culture. Others are inadequate access to physical assets, employment opportunities, market, and means of supporting the marginalized as well as persons victimized by transitory poverty.

Low-income households in urban centers across the globe including Africa encounter the challenge of housing affordability. In particular, housing across these cities have become unaffordable and unavailable, partially because the housing markets have become unaffordable and distorted, thus working against the interests of low income earners living in urban centers. The issue of housing affordability has also been worsened by the rapid rise of urbanizations across cities in most developing countries. Based on the data collected by the UB-Habitat the issue is more pronounced in Sub-Saharan Africa. Based on the data the number of people living in informal settlements in urban areas increased by 27% (from 689,000,000 to 881,000,000) between 1990 and mid-2014 in all developing nations. Within the same duration the urban population living in informal settlements across cities in the Sub-Saharan region increased by 115% from 93,000,000 to 200,000,000 (Tusting et al., 2019).

Currently, around 1 billion people, which is almost one-third of the global urban population, live in slums. The number is expected to double and triple by 2030 and 2050 respectively. Resultantly, it is important to take urgent measures and thus ensure that the low-income households have access to affordable housing.

Despite progress been made over the years to enhance the living conditions of most individuals living in slums, this has been adversely affected by continuous rise of slum dwellers. In the past fifty years, several projects seeking to upgrade slums have been implemented by various governments. Despite these numerous measures, the growth of slums has only been getting worse,

especially in developing nations, and the total number of people living in slums has only been rising. This situation is inhibiting the capability of urban cities in emerging economies to grow and prosper economically as well as generate wealth (Nzau& Trillo, 2020).

In Nigeria, Ogu, Ezeonwuka and Sule (2016) highlights that poor living conditions is caused by several factors: lack of accountability, unstable political background; corruption and mismanagement; poor administration of justice, lack of proper policies, inadequate evaluation and implementation; failure to involve the poor; mono-economy; poor distribution and allocation of revenue; religious and ethnic conflict as well as poor infrastructure. Poor housing conditions in Nigeria is caused by several factors including corruption, poor government policies, high rates of unemployment, inadequate GDP growth rate, oil sector volatility, widening income inequality, low saving propensity, decline in pensioners' living standard, governance issues, limited effectiveness and internal conflicts (Ekpo&Uwatt 2015).

In Kenya, efforts by the government to alleviate poor housing conditions are clear. Over the years, the government has developed several policies and mobilized resources to address poor housing conditions in line with SDG target 11. Based on SDG 11 (target 11.1) all responsible agencies, particularly governments must ensure that “by 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums”. To deal with the issue of living conditions among slum dwellers, Kenya Slum Upgrading Program (KENSUP) (2005-20) was developed by the national government. The interventions of KENSUP include provision of infrastructure and housing services, strengthening the security of tenure as well as participatory planning and development. In 2017, President Uhuru Kenyatta launched the “Big 4” Agenda, which includes a plan to construct 500,000 affordable houses by 2022, with some percentage of proposal focusing on construction of houses in informal settlements (Kieti, Rukwaro & Olima, 2020). Although the government of Kenya is vouching for community-based housing projects in slums, the factors influencing the performance of these projects in these areas are still unknown.

1.2 Statement of the Problem

Kenya has continued to suffer from poor housing conditions in major urban cities. Failures in land governance, infrastructure delivery and planning in the city have created a void that has encouraged the proliferation of low-cost rental housing in Nairobi. Presently, 28% of the country's

population stays in urban centers and by 2050 approximately half of Kenya's will live in urban areas. To meet the demand for houses, it is important to construct 244,000 housing units each year across the country; however, the production of formal houses is presently below fifty thousand units per annum. Moreover, most of the houses being constructed target high and middle-income households further enhancing the emergent of informal settlements. Low-income earners in Nairobi mostly depend on informal, low quality rental housing. The exponential growth of informal settlements in the city has led to government policies and slum-based upgrading projects to stem the tide of informal settlements (Kieti, Rukwaro & Olima, 2020).

The government in partnership with other development partners have implemented a number of community-based housing projects in the slums. These projects have largely been under the slum upgrading programme that was solely implemented by the government and Big-4 agenda housing plan that promotes the construction of low-housing projects by the private sector. However, the performance of these community-based housing projects is still unknown, more in line of the factors that influence their performance in informal settlements such as Mukuru Slums (Iied, 2019).

Several empirical studies have been done on poverty eradication both in rural and urban areas. Locally, Macharia (2011) conducted an analysis on the effect of projects seeking to alleviate poverty on women in Mukuru Slum. Kiarie (2013) also examined the impact of poverty reduction measures in Kiandutu Slum, Thika West District, and Kiambu County, Kenya. Internationally, De Wit (2017) conducted a study to establish institutional and community-level dilemmas urban poverty alleviation in Bangalore. Nonetheless, despite this massive inquiry, no study has been conducted to establish factors that influence performance of community-based housing projects in Mukuru Slums. In that regard, the current study will seek to establish the influence of community participation, adequate resource mobilization and leadership on performance of community-based housing projects in Mukuru Slums.

1.3 Purpose of the Study

To establish the perceived factors that influence performance of community-based housing projects in Mukuru Slums.

1.4 Objectives of the Study

This study was guided by the following objectives;

- i. To establish the influence of community participation on performance of community-based housing projects in Mukuru Slums.
- ii. To determine the influence of resource mobilization on performance of community-based housing projects in Mukuru Slums.
- iii. To establish the influence of institutional leadership on performance of community-based housing projects in Mukuru Slums.
- iv. To assess the influence of socio-cultural environment on performance of community-based housing projects in Mukuru Slums.

1.5 Research Questions

The research questions for the study included the following;

- i. How does community participation influence the performance of community-based housing projects in Mukuru slums?
- ii. How do resource mobilization influence the performance of community-based housing projects in Mukuru slums?
- iii. How does institutional leadership influence the performance of community-based housing projects in Mukuru slums?
- iv. How does socio-cultural environment influence the performance of community-based housing projects in Mukuru slums?

1.6 Hypothesis of the Study

The study tested the following null hypotheses:

H₀₁: There is no significant influence of Community participation on the performance of community-based housing projects in Mukuru Slums.

H₀₂: There is no significant influence of resource mobilization on the performance of community-based housing projects in Mukuru Slums.

H₀₃: There is no significant influence of institutional leadership on the performance of community-based housing projects in Mukuru Slums.

H₀₄: There is no significant influence of socio-cultural environment on the performance of community-based housing projects in Mukuru Slums.

1.7 Significance of the study

Africa is one of the leading continents in terms of urbanization across the globe. In 1960, approximately 15% of the continent's total population was living in urban areas; however, in 2010 the number increased to 40%, and is expected to be 60% in 2050. Despite this drastic rise in urbanization, urban planning is effective in just a few parts of the city like high-income residential areas and the central business district. Resultantly, only around 30-70 percent of the urban population across Africa lives in informal settlements (UN-HABITAT, 2010). With the current strategic interventions to improve the living conditions for the Kenya urban slum dwellers, it is therefore important to understand the determinants to performance or the failure of community-based housing projects in Nairobi Informal settlements. Through the study findings, the housing conditions of slum dwellers could easily be improved as government and other key stakeholders may be made aware of factors critical to success of any community-based housing project initiatives.

This study may be useful in improving institutional capacity of slum dwellers and hence may serve as avenue to strengthen the performance of community-based housing projects in informal settlements. The study also may also be of important to private investors and other development partners who will gain deeper understanding on the antecedents of successful community-based housing projects in informal settlements. Studies by various researchers have noted that the organic form of development with little or no performance experienced in Kenya urban areas (especially Nairobi) is due to lack of any clear policy that would facilitate and guide urban development. As a result of this, most interventions are being made on an ad-hoc basis. It is therefore necessary to research on the institutional factors that influence the interventions done by the national and county governments in order to ensure that such interventions are successful and better the lives of the impoverished living in slums.

1.8 Delimitation of the study

To ensure that the researcher conducted the research in the time allocated, the researcher will narrow the scope of study and sample four of the seven villages in Mukuru Informal settlement which were representative to the majority of the population of the Mukuru. These villages will include; South B, Sinai, Kwa Njenga and Lunga Lunga.

1.9 Limitations of the study

One of the limitations of the study is that there have been very few studies that have been carried out on this subject area, therefore secondary data and information sources were limited for crosschecking the data collected for consistency and accuracy.

The current Corona virus disease pandemic will be a great impediment in administering questionnaires and conducting interviews. To overcome this researcher will adopt mobile phone interview where possible for interviews. The researcher also attempted to maintain 1m social distancing during face to face interviews. Finally, during data collection the respondents may be unwilling to answer to the research questions while others may give unverified information resulting to distorted findings. However, to minimize this hindrance, the researcher will administer structured questionnaires by assuring participants of utmost confidentiality.

1.10 Assumptions of the study

The study assumes that participants of the study will have institutional knowledge on poverty alleviation projects in Mukuru Slums. It also assumed is that the sample size in the study will be representative of the whole community in Mukuru and the respondents will give the correct information.

1.11 Definitions of Significant Terms

Community participation: refers to the process of empowering residents to determine their problems and suggest solutions to their problems.

Institutional Leadership refers to the process through which goal-oriented activities are influenced in a community or institution set-up.

Poverty alleviation: Poverty alleviation is also known as poverty reduction or eradication. It refers to as efforts made by governments, non-government organizations and communities to improve standards of living

Community based housing projects: is a community-oriented process that is desired to improve the housing conditions of citizens to desired housing conditions.

Poverty: Poverty refers to the situation emanating from violation of human dignity, denial of choices and opportunities leading to lack of access to basic services.

Resource mobilization: is the overall provision of financial and human resources to facilitate the realization of a programme or projects within a community.

Slum: It is an overpopulated area in town where access to basic services is lacking as they are populated by persons living in poverty.

Socio-cultural environment: is the context within which beliefs, customs, practices bounds a population.

1.12 Organization of the Study

This study is organized into five chapters. Chapter one consists of the Introduction which entails the background to the study, problem statement, research objectives, research questions, scope and organization of the study. Chapter 2 gives the highlights of the literature review. Chapter 3 gives the Research Methodology while chapter 4 consists of research findings analysis and discussion. Chapter 5 entails Summary, Conclusion and Recommendations.

CHAPTER TWO

LITERATURE REVIEW

2.1 Introduction

This chapter delves into performance of poverty alleviation projects in slums, factors influencing their success or failure in their implementation. It will explain the theoretical and conceptual frameworks that illustrate the relationship between the perceived institutional factors and performance of community –based poverty alleviation projects. This chapter will also examine the research gaps in other studies conducted on poverty eradication projects in informal settlements.

2.2 Performance of community-based housing projects in Informal Settlements

Poverty alleviation is the main emphasis of the Sustainable Development Goals (SDGs). The obstacle that prevents communities from moving away from poverty is the failure of local organizations to provide access for community empowerment, inclusion and security. Consequently, community empowerment refers to the empowerment of community-based organization (CBO) of the informal settlements. As the pre-condition for empowering a community, it is mandatory to put a mediator in any efforts and starting point for developing internal managerial capacity of the CBO. The strategic role of a mediator includes enabling the community to communicate organize, articulate their interests and needs and have access to their resources. The urban poor also face environmental like lack of urban services and infrastructure (water, sanitation and drainage) as well as poor housing conditions. Performance of community-based housing depends largely on inclusion and involvement of community members in housing projects. Through such involvement, community members own projects and are able to sustain it beyond the life of projects.

Based on recent studies, poverty alleviation projects often reduce inequality gaps. Other studies demonstrate that projects for alleviating poverty are linked with the reduction of the poverty headcount ratio. Nonetheless, other scholars show that the implementation of projects on poverty alleviation does not eliminate poverty among the targeted beneficiaries because poverty severity, headcount, gap and ratio remain conspicuous (Singh & Chudasama, 2020). This is because of several factors that affect the performance of projects seeking to alleviate poverty. Such factors

include resource mobilization, community participation, social-cultural and leadership factors, among others.

2.3 Community Participation and Performance of Community based housing projects

Community participation is an integral feature of projects focusing on poverty alleviation. For this aspect to be successful it is necessary to have some critical considerations including several safeguards and fundamental rights. In terms of wide perspective, these requirements must be addressed in any program focusing on alleviating poverty. Practically most of existing projects for alleviating poverty ensure that citizens participate in their activities. Currently, freedom of press and speech and, right of association as well assembly, among others rights are enshrined in the constitutions in most nations (Hoe et al., 2018). In reality, however, most projects seeking to eliminate poverty are hindered by participation gaps caused by lack of compliance with the fundamental rights of citizens to participations in all forms.

To have a sustainable and meaningful participation, it is necessary to have political structures that are clearly defined and thus facilitate dialogue at local and national levels. Necessary structures ought to be designed on a sustainable basis within a legal framework that is well-defined. Projects on poverty elimination definitely influence the dialogue between societal and government stakeholders. In most nations, the projects open space for all players to participate in a national dialogue on poverty reduction and economic policy. However, in most nations, involvement in the implementation process has diminished. Nonetheless, nations with government-civil society structures in dialogue have witnessed relatively stable involvement in projects on community development (Kabir & Louise, 2019). Although countries with NGOs have witnessed an emergence of dialogue structures, the same may not be true in the Kenyan case unless studies.

In countries such as Tanzania and Mozambique, public forums that are organized on a regular basis have taken the role of formal dialogue structures. Nonetheless, such structures are not common in most countries. Therefore, citizen participation continues to be correspondingly vague. In several nations, donors develop their own dialogue structures with citizens and government by creating projects on poverty eradication (Ndaguba&Hanyane, 2019). One of the main prerequisites for the participatory process is capacity building. However, such debates are frequently restricted to technical capacities like data analysis and participatory monitoring, and should be prolonged to embrace explicit political capacities. For participation to be fully effective, players in the development process must represent their issues and interests adequately (Obwini, 2016). As such, it is necessary to be aware of the rules as well as the resources for articulating and defining political experiences and positions with advocacy skills, negotiation processes, access to information and specific knowledge in areas like macro-economic, among others.

The application of these ideas in the community eradication process context demonstrates that process of eradicating poverty opens spaces for civic engagement and provides the information that can be used by actors in the civil society to enhance the involvement of members of the public in development projects and facilitate government accountability. Most countries have permanent participatory bodies through different civil bodies in the local communities. These are formal agencies that have representation from citizens, civil society as well as donor organizations and the government. Members of such participatory organs theoretically activate mechanisms of horizontal accountability in projects on community development, thus facilitating effectiveness (Ochepo, 2017). Overall, these types of participation are called institutionalized participation and often involve various risks which affect the community projects performance thus the importance of the current study.

Participation is regarded as a critical facet for securing equitable opportunities and decision making for members of the community (Islam, 2015). As such, it is a pre-requisite for collective action and it is an integral component for social change efforts and economic improvement. Participation facilitates the inclusion of community feelings into useful community action plans, thus improving the living standards of members of the community through the implementation of projects seeking to alleviate poverty. The need for participation in projects on poverty elimination has created the community based participatory approach. Basically, the CBPA is the deliberate engagement with members of the community and sharing unique local knowledge and perspectives in community sustainability and transformation (XU et al., 2019). In general, the CBPA is a community-oriented development that seeks to uplift members of a community or given city.

Community development generally seeks to create a more supportive, resilient and stronger local community, where prosperity, peace and sustainability are eminent. It is also a process that allows members of a community to have a guaranteed and self-sustaining means of living. This is attained through effective community participation and the actions initiated by community-based projects that seek to ensure that households and individuals in given communities can generate their own livelihood (Taiwo & Agwu, 2016). In other situations, development that is based on community participation serves as instrument for reducing joblessness and unemployment rates in several Sub-Saharan communities after the implementation of projects on community-based housing projects.

2.4 Resource Mobilization and Performance of Community Based Housing Projects

Resources are the main determinant for successful projects implementation. Notably, financial support is an essential requirement for a technological system. Human capital is also required to

manage and coordinate the implementation process and assume knowledge-related roles. Different institutions often use multiple systems for allocating resources, with each institution using a basis to justify their mobilization of core resources (Anuradha & Fernando, 2017). Non-core resources, on the other hand, are mainly contributed through poorly documented and fragmented processes as may mostly occur in slums. A situation that highlights the need to understand resource mobilization in such contexts.

When choosing between competing, feasible resource mobilization, one irrefutably significant moral reason that must be greatly considered is the impact (harm reduction or benefit creation) that will ensue per unit of cost in comparison resource mobilization that are equally costly (El-Alawa & Yasmin, 2013). Over the years, economists have been examining the effectiveness of mobilization mechanisms in terms of development agencies and consequences and are thus moving towards this direction to improve the efficiency of their resource flows.

Effective mobilization of resource facilitates the sustainability of development projects. According to Kurt (2018), focusing on efficient mobilization of resources enables project managers to focus more on attaining both technical and economic efficiencies. While the main concern of economic efficiency is to facilitate the production of services and goods that represent consumer preferences, technical efficiency focuses on the productivity of an economy or system in spite of allocation of the fewest inputs or resources (Komives, 2011). Generally, it focuses on attaining maximum output with minimum input but this may not be the case in informal settlements unless investigated.

Kurt (2018) notes that resource mobilization can be improved through various steps including public private partnership schemes creating avenues for increased mobilization by different stakeholders in the implementation of community-based housing projects. Resource diversification

is another approach that improves mobilization of resources to the implementation of community-based housing projects. National government and the county government can divert more resources to community-based housing projects from less urgent sector to more demanding sectors (Orina, et al., 2016).

2.5 Institutional Leadership and Performance of Community Based Housing Projects

An enabling environment for successful performance of projects focuses on the economic, social and leadership/political factors. Leadership refers to the role that key persons play in both the informal and formal institutions, which can include teachers, religious and organizational leaders, politicians and traditional leaders, among other influential persons. Apart from the democratically elected and appointed persons, other influential persons include opinion leaders and elders, religious and traditional leaders and ordinary persons with special skills on matters related to the community (Ahmed & Abdullahi, 2017). Overall, leadership is defined by several pillars which include transparency, accountability, prioritizing and planning as will be investigated in the current study.

The leadership style that leaders exhibit in a particular program is a critical determinant of the performance of a project. A research conducted by Jiang (2014) examined leadership style and its link to project performance. Based on the research, though project managers are included as factor that determines the performance of a project, the style of leadership equally determines the success of a project in different ways including teamwork collaboration and communication with clients and subordinates. According to Feger& Thomas (2012) each project is unique and its implementation environment is specific; hence, there is no leadership style that fits all projects.

Based on another research conducted by Ika, Diallo & Thuillier (2011), experience and leadership skills are the most critical factors of performance for project on community development. Notably, the presence of experienced formal and informal leaders to a great extent determines the performance of projects on community development. The formal leaders play important roles such as the influence that political leaders have in terms of guiding their respective communities effectively. Accordingly, project leadership at the political and institutional level is central to any development project's performance.

Mukas (2019) points out that project performance relies on the support of the upper-level management, goals and purpose of the project, strong communication and stakeholder involvement. While exploring the critical factors of performance, Mukas (2019) established that resource availability, leadership, accountability systems, community environment, strategic planning, risk management, community engagement and partnerships as the eight critical factors of performance. As such it is important to understand which factors are important in the informal settlement context as fitting in the current study.

A study conducted in Nigeria by Taiwo and Agwu (2016) highlights the role those political leaders play in projects focusing on poverty alleviation. Notably, the poor leadership linked with political leadership in Nigeria is the leading cause for the failure of projects on poverty alleviation in the country. Notably, poor leadership is linked with corruption as well as non-continuity of most poverty alleviation projects. In emerging economies, leadership change, especially in political leadership affects the anti-poverty elimination projects' performance. In situations where new leaders fail to support existing projects, such projects are likely to fail in the long-term. An

understanding of this in the Mukuru Slum context is important as it will highlight the role leadership has played in informal settlement.

2.6 Socio-Cultural Environment and Performance of Community Based Housing Projects

The performance of projects seeking to eliminate poverty is also determined by socio-cultural differences. Generally, socio-cultural environment comprises of peoples' culture and the social system. Primarily, it refers to human created intangible elements that affect the behavior of people, perception, relationship, way of life and their existence and survival. According to Yeboah et al., (2016) it consists of components like values, beliefs, habits, attitudes, forms of lifestyle and behavior of persons as developed from religious, cultural, social and educational conditioning and influences which shape the individuals' personality and potentially affects their attitude, behavior, decisions dispositions and activities.

As a factor that affects the effectiveness of projects on poverty alleviation, social system is also made manifest through social condition. Social conditioning, especially the ones linked with the high conditions that families live in a highly important context for families as well as the poverty elimination projects that serve them. These conditions are exuberated for people with social conditions as well as those living in extreme poverty (Leventhal, Dupere, and Shuey, 2015). Furthermore, education outcomes, child development levels, health and psychological well-being are all worse among kids living in high-poverty environments as Mukuru slums.

Intergenerational mobility from poverty is also affected by the patriarchal nature that is prevalent in most societies. This is more conspicuous in low-income nations and mainly affects outcomes like gender equality and equity in than anti-poverty projects outcomes. In some situations, poverty is commonly linked with single-parenting women as well as their children, widows, orphans, and

older persons that don't have relatives or children to assist them. The performance of projects seeking to improve housing conditions is also affected by the social isolation emanating from the poor's inability to fulfill societal expectations. Communities that have bigger social isolation systems are more likely to be engulfed in poverty even after the implementation of anti-poverty projects (Walker et al., 2013).

Social inclusion and social capital are another essential anti-poverty program. Social inclusion is significant in understanding community environment because it assists in creating awareness about the inclusion nature: inclusion of whom (for instance, communities or social groups), inclusion of what (resources, goods and services), inclusion into what (welfare system, labour market or space whether social, political or cultural), how (fairly, equally, involuntarily or voluntarily), on what terms and for what purpose. According to Theodore et al., (2019), a community that has a stronger social inclusion has more social capital, which makes great contributes to how projects on anti-poverty translates to better living standards in a society. Social capital is another concept linked to social inclusion, where the focus is on links between formal institutions representatives and citizens with a major bearing on the welfare of citizens, like officers involved in law enforcement, health care and social workers providers.

Poverty analysis through the lens of a social inclusion/exclusion draws attention the extent and nature of poverty as well as to the deep-rooted processes and structures that produce and reproduce inequality and poverty (drivers). Such processes are often linked to informal and formal institutions that usually reflect the interests of those who are more powerful and the underprivileged access to basic services and productive assets, while lessening political representation, voice and presence. The social inclusion's analytical power also brings to the fore

the multi-dimensional effects and nature of poverty. Exclusion from sources of income can impact negatively on household access to basic services (World Bank, 2013). It is evident from the aforementioned literature that a number of socio-cultural factors affects the performance of development projects and these factors will be analyzed in the current study.

2.7 Theoretical Framework

This section looks into the underlying theories supporting poverty alleviation projects. Implementation of such projects can be based on theories like theory of change, Marxian theory on poverty and cultural theory on poverty.

2.7.1 Theory of Change

Theory of Change was developed in 1990s by the Aspen Institute for use in improving their community impact. Theory, according to Kothari (2004) is a set of ideas that are properly argued and that seek to explain a phenomenon by spelling out variables of the laws that connect the variables. Since poverty alleviation projects are agents of change, this research will be underpinned by the Theory of Change (ToC). This model is a specific approach for participation, planning and evaluation that is often used by organizations, the public sector, charity agencies, and not-for-profit sectors to encourage social change. The theory specifies long-term targets and then travels backward to determine the essential prerequisites.

The purpose of the model, which was developed by Weiss Caro, is to define assumptions that describe both the mini-steps that lead to the identified long-term goal and the links between program activities and the outcomes that arise at each step of the way (Weiss, 1995). Clark and Taplin (2012) state that ToC describes change process by spelling out the causal connections in an initiative. Thus, the model specifies the expected outcomes in the short-, intermediate-, and long-

term. The changes that have been identified are mapped, as the “outcomes pathway”, and thus display each result in logical connection to all the others, and the chronological flow. The statements or rationales of why a particular outcome succeeds or precedes another explain the connections between outcomes.

The main focus of TOC, according to Coryn, Noakes, Westine and Schröter (2011) goes beyond the generation of knowledge on the effectiveness of a particular program, and instead the methods used to attain the effectiveness. TOC is applicable in fields such as sociology, organizational and environmental psychology and political science, among other disciplines (Stachowiak, 2010).

In the context of the current study, this theory will help to verify effectiveness of community-based housing projects in Mukuru Slums. It will also help to explain the methods that have been used in the method to achieve effectiveness. Further, ToC finds application in this study as it is able to track/map changes that are visible in a program/ thus helping analyze the performance of projects. Therefore, the theory will be suitable in examining how the factors influence performance of community-based housing. Despite its usefulness the theory does not specifically account for individual factors but on process and outcomes hence the use of other theories.

2.7.2 Marxian theory on poverty

This theory was developed by Karl Marx in 1847. Based the Marxist view, poverty is mainly caused inequality or poor distribution of income and wealth, which is a major outcome of capitalism. This model assumes that poverty is caused by the situation or condition that poor persons find themselves in. Therefore, such individuals are victims of circumstances emanating from several factors including the production system.

Karl Marx notes that the entrepreneurial practices embraced by capitalists (owners of the means of production) focus on capital intensive production rather than labour; hence, maximizing profits for the capitalist and simultaneously creating massive unemployment. This type of production also compels capitalists to downsize their labour force and thus maximize profits. However, such measures raise the level of unemployment. Moreover, persons that have been retrenched are forced to reengineer themselves or move to new professions or urban areas. However, Harvey and Reed (1992) notes that those who fail to take such measures became paupers or form the reserve army of labourers, thus raising poverty levels in the long run.

The rise in the number of the poor emanates from a series of structural failures. Gordon et.al (1982) identify these structural failures as racial and gender discrimination and nepotism resulting in deprivation of certain groups of peoples' opportunities for jobs, education and social assistance. Albrecht and Milford (2001) also contribute to this approach by contending that substantial restructuring of economic systems raises the level of social and economic marginalization of an entire group of people. Resultantly, such groups become poor because they cannot access to opportunities.

Based on the Marxist model, poverty can only be alleviated through better production structures as well as increased training and education for persons that become irrelevant because of the emergence of new technologies. For instance, education enables persons that have been retrenched to adapt and embrace change (Winch, 1987). The approach equally advocates for public welfare program that seeks to support the persons that are unable to reengineer themselves using education

and thus access basic necessities like health projects, food rations and subsidies (Harvey & Reed, 1992).

In this study, this theory is depicted well in that it will portray how community housing projects initiated by both the government and non- government institutions can assist in poverty alleviation in Mukuru settlement. The theory is helpful in underscoring the importance of community participation, institutional leadership and resource mobilization in poverty alleviation programmes such as community-based housing projects. However, the theory major weakness is its exclusion of socio-cultural processes in development. Hence the use of cultural theory of poverty to address this weakness.

2.7.3 Cultural theory on poverty

The cultural approach on poverty was developed in 1968 by Oscar Lewis is based on the Marxian poverty model. Notably, the theory states that as capitalists perpetuate retrenchments as they continue maximizing profits, paupers emerge. Subsequently, the paupers settle as a group in a particular geographical environment or class. The grouping can emerge because of formal government welfare projects or the establishment of formal national boundaries like provinces or districts for effective governance. An example of this is racial segregation in Nairobi during colonial times where the white settlers lived in leafy suburbs of the city, Asians in middle class areas of Ngara and Parklands while black natives lived on the lower-class eastern side of Nairobi.

Classes or groups of the poor equally emerge informally and gradually because of individual initiatives where persons seek residence in affordable areas or those looking for areas with residents sharing in similar challenges in order to develop coping strategies or survival tactics end up settling in a certain geographical area. Resultantly, slums like the Mukuru Informal settlements emerge in urban areas.

Because of socialization of the emerging paupers, new behavioural traits arise, and thus enable the new groupings to cope with the materials deficiencies they face. These traits, according to Schulman (1990) include psychological self-doubt, need for impetuous gratification, limited time horizons and low aspirations. Collectively, these traits alter the worldview of the poor and lead to pervasive despair, hopelessness and state of poverty (Schulman, 1990). This culture is often passed to the kids that are born and raised in these geographical areas or homes because of the socialization of the communities and poor families. Resultantly, the participation of these kids in mainstream institutions is hampered. Accordingly, the emanating “underclass” becomes a permanent feature and is “locked into its own unique, but mal adaptive culture”. In turn, the culture of poverty as defined by Oscar Lewis (1968) is born.

Since the poverty culture is based on material deprivation rather than religious or ethnic marginalization, people can therefore be poor even though they don’t live in a culture of poverty.

Reforms that seek to alleviate poverty should not concentrate on immediate outcomes because it requires time to change the relative autonomy of culture. However, such a culture can be modified over the years, without necessarily concentrating on having the goal of alleviating poverty as is common in societies taken over by nationalistic or revolutionary movements where most of the primary traits of the culture of poverty are altered ideologically (Lewis, 1968).

Based on the Malthusian paradigm, poverty should be alleviated through moral education which ought to be used to curb over-population. Moral education facilitates sexual restraints, embracing sexual abstinence before marriage and delay in marriage. Winch (1987) also states that better production technology can be used to reduce poverty. The culture of poverty can also be eliminated through the efforts of individuals to move to other areas.

In the context of this study, culture plays a big role in determining whether poverty alleviation projects will be a performance or a failure. Several social-cultural factors such as people norms, values, customs and religion affiliations can bring up how people perceive the poverty alleviation projects in their communities. In this study, the theory proved useful in understanding how socio-cultural factors influenced the performance of community-based housing projects in Mukuru Informal settlement.

2.8 Conceptual Framework

A conceptual framework is a pictorial model that shows the expected relationships for study variables (Mugenda & Mugenda, 2003). The Moderating variable (national and county government policies) determines the degree through which different factors influence the performance of anti-poverty projects. The intervening variable in the study is the competency of project managers overseeing projects in the community-based housing projects.

Moderating Variables

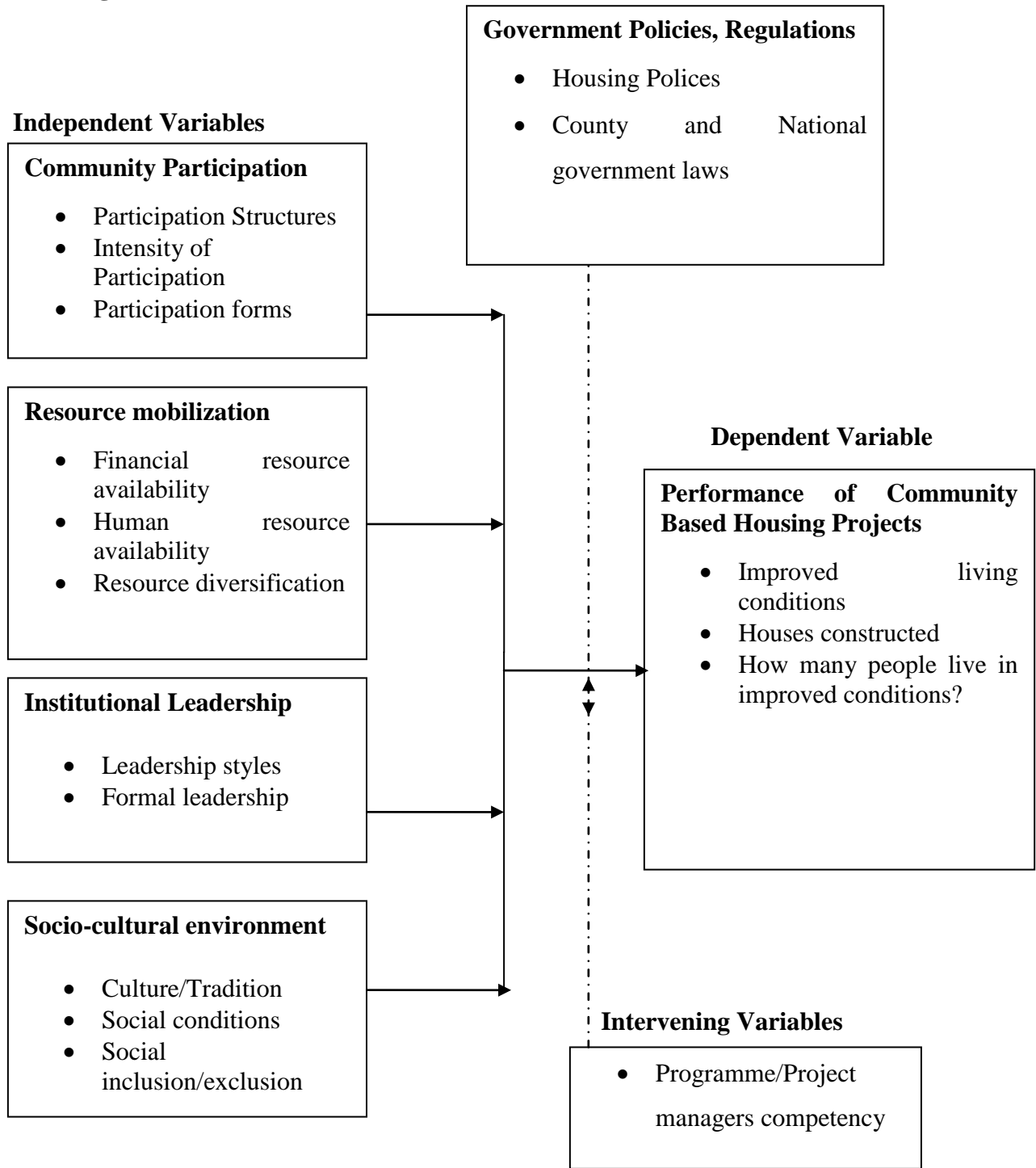


Figure 1: Conceptual Framework

2.9 Summary of Literature Review

Chapter two discusses the literature relevant to the objectives of the study. Community participation, resource mobilization, institutional leadership socio-cultural environment which are independent variables are discussed in detail and how they influence performance of community-based housing projects in informal settlements which is the dependent variable. Moderating variables such as existing government policies and regulations and intervening variables such as competency of project managers entrusted to run poverty eradication projects are also illustrated in the conceptual framework. Several theories that are relevant to the study like theory of change, Marxian theory on poverty and cultural theory on poverty are also discussed at length and evaluated regarding the study problem. Finally, the research gaps are also identified in this chapter.

2.10 Knowledge Gap

Different studies on performance of community- based projects in poverty eradication have been undertaken albeit with some gaps which this study will try to identify and illustrate. The table below shows the research gaps in the following research studies.

Table 2. 1: Knowledge Gap Matrix

Variable	Author & Year	Study topic	Methodology	Findings	Research Gap
Community Participation Performance of poverty alleviation projects	Hoe et al., (2018)	Influence of Community participation on Rural poverty alleviation in Iban, Malaysia	Survey design Random sampling	The study found out that forms of participation interacts with poverty alleviation projects	The study did not focus how community participation affects performance of community based housing projects
Community Participation Performance of Poverty alleviation projects	Osei-Kufuor and Koomson (2014)	Poverty reduction strategies: Role of community participation in Ghana	Multistage sampling Cross-sectional study design	The study revealed that high level of participation in linked to effective poverty alleviation projects	Community based housing projects was not part of study
Poverty alleviation programme	Kiarie (2013)	An assessment of poverty reduction interventions in Kiandutu Slum, Thika West District, Kiambu County, Kenya	Cross-sectional study design Systematic Sampling	Effective poverty alleviation projects requires the participation of all key stakeholders at all stages.	Study failed to illustrate comprehensively how communities are involved such projects from planning stage to evaluation stage.
Institutional Leadership Performance of Poverty alleviation programme	Ahmed et al., (2017)	Role of Leadership in project performance in NGO sector	Survey design Convenience sampling	The result shows positive association between transformational leadership, and project performance.	The study did not examine the influence of community leadership aspects on community based housing projects
Institutional Leadership Performance	Amat Simin, Mohamad	Poverty Eradication in	Cross-sectional study design	Results showed that the most	The study did not examine how institutional

of Poverty alleviation programme	Hafis; Abdullah, Ramle; Ibrahim, Asmawi (2015)	Malaysia: Role of Leadership	Systematic Sampling	important roles played by local leaders in poverty eradication were fund raising and fund raising for projects.	leaderships affect performance of community based housing projects
Institutional Leadership Performance of Poverty alleviation programme	Mary (2018)	Performance And Project management leadership in NGO sector: A case of Compassion International Projects in Kitui County, Kenya	Descriptive study design Stratified random sampling	Project performance is to a great extent dependent on leadership	The study focused on project performance and did not necessarily delve into performance of poverty alleviation projects.
Socio-cultural environment Performance of Poverty alleviation projects	Théodore et al., (2019)	Performance of Conditional Cash programme in Mexico: Role of Sociocultural Transfer Program	Qualitative study design Purposive sampling	The study demonstrated how important are socio-cultural factors in performance of anti-poverty projects	The study was a qualitative study and hence couldn't properly account for relationship between socio-cultural context and community-based housing projects
Socio-cultural environment Performance of Poverty alleviation projects	Yeboah et al., (2016)	Role of Sociocultural in effectiveness of social cash transfer projects in Ghana Lessons from stakeholders' attitudes and experiences in Ghana	Mixed Method approach Purposive sampling Stratified random sampling	certain cultural practices and beliefs determine social cash projects effectiveness	socio-cultural environment was only limited to cash projects
Resource mobilization Performance of Poverty alleviation projects	Orina, Nyakundi, Abuga, (2016)	Determinants to the performance of anti-poverty projects in Mathare Slum	Descriptive study design Stratified sampling	The study found out that financing is a factor that affects the performance of poverty alleviation	The study was not carried out in a slum context although conducted in Kenya.

				projects.	
Resource mobilization Performance of Poverty alleviation projects	Mukasa (2019)	Institutional Factors and Cash transfer projects performance for People with disabilities in Kenya	Descriptive study design Stratified sampling Purposive sampling	Financial constraints was found out as a challenge that affect the performance of poverty alleviation projects	The study being a descriptive study design only focused on resource allocation and not mobilization

CHAPTER THREE

RESEARCH METHODOLOGY

3.1 Introduction

This chapter documents the process used in answering the research objectives through data collection methods, techniques and processes. The section also contains an ethics that guided the research and analysis techniques used to generate findings.

3.2 Research Design

Research design is explained by Gupta and Rangi (2014) as a roadmap for guiding data collection and analysis with an aim of answering the research objectives. Though there exists a number of research designs, the present study used cross-sectional research design. This design is useful in collecting information from different units/groups at the same time. The research design allowed the researcher to examine the relationship between perceived factors and the performance of poverty alleviation projects in Mukuru Slums.

3.3 Target Population

According to Creswell (2012), target population is the set of elements within which a researcher has interest of understanding its characteristics, all with the goal of generalization. The target population for the study comprised of project officers and managers of NGOs and CBOs working on poverty alleviation programmes in Mukuru Slums. According to Statistics from NGO Council of Kenya (2017), a total of 32 registered NGOs and 142 community-based organizations as shown in appendix vi. Thus, the population of the study comprised of 172 organizations. Religious organizations included the Islam faith, Catholic church, Pentecostal churches and Evangelical churches in Kenya. Mukuru Slums is informally divided into villages and each village has a leader informally elected. Political leader comprised aspirants from different political parties in the slum, current MCA and former MCA.

Table 3. 1: Target Population

Categories of Respondents	Target Population
NGOs	32
CBO's	142
Religious Leaders	46
Village Leaders	14
Political Leaders	12
Total	246

Source: Mukuru Slums Ward administrator (2020)

3.4 Sampling Size and Sampling Procedure

3.4.1 Sampling Size

The study included project officers and project managers from NGOs and CBOs working across Mukuru Slums, Yamane sample size formula was used to calculate sample size of NGOs and CBOS that will be selected from the slum. The formula $n = N/(1+Ne^2)$ will be used where N is population and e= error, with an error of 0.05 used in the study (Yamane, 1967).

$$n = 246 / (1 + N (0.05)^2) = 152$$

Based on the formula, a sample size of 152 was arrived at from the population of 246. One respondent was sourced from each of the organizations leaving the sample size at 152 respondents.

Table 3. 2: Sample Frame

Category of Respondents	Target Population	Sample size
NGOs	32	20
CBOs	142	87
Religious Leaders	46	29
Political Leaders	12	6
Village Leaders	14	10
Total	246	152

Proportionate sampling calculation. NGO= $32/246*152$; CBO = $142/256*152$; Religious leaders= $46/246*152$; Political leaders $12*152/246$; Village leaders= $14*152/246$

3.4.2 Sampling procedure

Proportionate sampling was used to calculate the proportion of NGOs and CBOs that participated in the study as shown in the sampling frame in table 3.2. Convenience sampling was used to select project officers from the NGOs and CBOs. Convenience sampling were also used to select officers and managers who are readily available since they may not be readily available to participate in the study due to organizational commitments. Convenience sampling reduced time and financial constraints involved in the study. Purposive sampling was used to select key informant to participate in the in-depth interviews and focus group participants. Purposive sampling helped select key informants and residents with institutional knowledge and experience in the Slums, particularly on working on different poverty alleviation projects.

3.5 Research instruments

The instruments of data collection for this study were questionnaires, focus group discussion and an interview guide. Structured questionnaires were administered to collect primary data from project officers and project managers. According to Mugenda and Mugenda (2003), structured questionnaires have advantages in ease of administration and cost and time effectiveness.. Structured questionnaire is used for ease of analysis owing to the relatively large number of responses.

The questionnaire was administered to the project officers, project managers and religious leaders. The questionnaire was organized in three main sections. Section one will collected data pertaining demographic nature of the project officers; section two collected data on the how participation relates to performance of poverty alleviation projects in Mukuru Slums; section three collected data on the influence of resource mobilization on performance of poverty alleviation projects in Mukuru Slums; section four collected data on influence of institutional leadership on performance of poverty alleviation projects in Mukuru Slums; section five collected data on influence of socio-cultural environment on performance of poverty alleviation projects in Mukuru Slums and section six on the poverty alleviation performance.

Focus group discussion was used to collect data from the Slum residents. Krueger (1998) recommends that 6-12 subjects are a suitable number for focus group discussions. He notes that large group stifles participation which a small group may not provide rich experiences. Therefore, the researcher organized the 1 FGD with the residents. This helped gain more insights on the performance of anti-poverty projects based on slum resident's perspectives. The study administered interview schedule to village leaders and political leaders from the slum. A total of 5 key informant interviews were held. The interview was administered after scheduling with the respective leaders at his/her convenience.

3.5.1 Pilot Testing of the Research Instrument

Pilot tests were conducted prior to main data collection to test the instrument's validity and reliability. According to Mugenda and Mugenda (2003), the sample size of pilot study should be 10% of the study sample size. Hence the current study applied a sample size of 15 respondents that represents 10% of 121 respondents. The pilot study was carried out among NGOs project officers in Mathare Slums. The tests were used to check for clarity in statements, wording of the statement and participant's levels of understanding of the questions. This helped in the refining of the research instrument based on the feedback given in the field.

3.5.2 Validity of the Research Instrument

The study applied content validity as it concerns the extents to which an instrument covers all aspects of the study topic. To ensure this, expert advice from the supervisor, was sorted in the development of the study instrument. The study also sought for expert advice from development specialist working in the slum, with their views incorporated in refining the instrument for collecting appropriate data that answers the research objectives.

3.5.3 Reliability Test of the Research Instrument

To test reliability, the study performed reliability tests through test-retest on the data collected from the pilot study. This involved the application of Cronbach alpha. Cronbach cut-off of 0.7 was used to ascertain the reliability of the questionnaire. According to Kothari (2010), a score of 0.7 and above shows that variables tested are deemed reliable. Thus, for the variable to be reliable a score of 0.7 and above must be established. Any score that is less than 0.7 requires the re-wording and reconstruction of statements to make them reliable for collecting study data.

3.6 Data Collection Procedures

Data from the project officers and managers will be collected by enlisting the services of two research assistants to drop and pick the self-administered questions from NGOs and CBOs in the slums. The questionnaire was accompanied with a covering letter introducing the researcher and the purpose of the study. Data from residents was collected by conducting focus group discussion with respondents picked from list selected in conjunction village leaders and project officers of NGOS and CBOs. The researcher also sought for an appointment with the targeted key informants through phone calls which was done two weeks in advance. Thereafter face to face meeting or mobile phone interviews were conducted with the key informant at a place and time of their convenience.

3.7 Data Analysis Techniques

Quantitative data was collected using a questionnaire which sought data on four independent variables and the dependent variable. Quantitative data collected was cleaned through a process that involves checking the data for errors and making the data ready for analysis. The study applied frequency and OLS regression technique. The results were presented in form of tables and charts and interpreted in narratives. The study used correlation tests and ANOVA as the inferential statistics technique for analysis.

To carry out OLS regression the following model was applied;

$$Y = \beta_0 + \beta_1 X_1 + \beta_2 X_2 + \beta_3 X_3 + \beta_4 X_4 + e \dots \dots \dots (i)$$

Where:

Y = Performance of Poverty eradication programme

X₁ = Community participation

X₂ = Resource allocation

X₃ = Institutional Leadership

X₄ = Socio-cultural environment

β_0 is a constant (which is the value of dependent variable when all the independent variables are 0).

β_{1-4} is the parameter estimates of predictor variables

e = error term

The study applied both correlation analysis and ANOVA to tests the relationship between the study variables. Pearson correlation analysis and ANOVA will be conducted at 95% C.I, with p-values, regression co-efficient and r value for correlation or R^2 was used to tests the nature, direction and strength of relationship between study variables. Regression co-efficient was used to tests the influence of community participation, institutional leadership, resource allocation and socio-cultural environment on performance of poverty alleviation projects. The Statistical Package for Social Sciences (SPSS) software version 24.0 was used to analyse the quantitative data. Qualitative Data from informant interviews and focus group discussions was transcribed to allow cleaning, coding and manually analysed based on themes that were developed from responses and content (thematic).

3.8 Ethical Consideration

Ethical review and approval was sought from NACOSTI for license before proceeding to the field. This was followed by consent approval from participating NGOs and managers. This entailed explaining to them the benefits of the study and the potential risk, and with this assent and consent was granted. Participation was voluntary and all information collected is to be destroyed once the research fulfills the academic requirements by destroying the data collected.

3.9 Operationalization of Variables.

Table 3. 3: Operational Definition of Variables

Objective	Variable	Indicators	Measurement Scale	Analysis Technique	Tools of Data Analysis
To establish the influence of community participation on performance of poverty alleviation projects in Mukuru Slums.	Independent Variables Community Participation	Participation structures Intensity of Participation	Ordinal Interval	Descriptive analysis Inferential Analysis	Percentages and Frequencies, Mean, Std deviation, correlation tests and

		Participation forms			ANOVA tests
To determine the influence of resource mobilization on performance of community based housing projects in Mukuru Slums.	Resource Allocation	Financial resource availability Human resource availability Resource diversification	Ordinal Interval	Descriptive analysis Inferential Analysis	Percentages and Frequencies, Mean, Std deviation, correlation tests and ANOVA tests
To establish the influence of institutional leadership on performance of poverty alleviation projects in Mukuru Slums.	Institutional Leadership	Leadership styles Formal leadership Informal leadership	Ordinal Interval	Descriptive analysis Inferential statistics	Percentages and Frequencies, Mean, Std deviation, correlation tests and ANOVA tests
To assess the influence of socio-cultural environment on performance of poverty alleviation projects in Mukuru Slums.	Socio-cultural environment	Culture/Tradition Social conditions Social inclusion/exclusion	Ordinal Interval	Descriptive analysis Inferential statistics	Percentages and Frequencies, Mean, Std deviation, correlation tests and ANOVA tests
	Dependent Variable Performance of Poverty Alleviation Projects	Vibrant economy Improved living conditions Increased employment rates Sustainable projects Reduced social evils	Ordinal Interval	Descriptive analysis Inferential Analysis	Percentages and Frequencies, Mean, Std deviation and ANOVA tests

CHAPTER FOUR

DATA ANALYSIS, PRESENTATION AND INTERPRETATION

4.1 Introduction

This chapter presents a summary of findings in accordance with the objectives. The first section describes the characteristics of the participants, the second section describe the study variables while the third section analyzes the relationships between study variables.

4.2 Questionnaire Return Rate

Out of the 152 participants targeted, 85% responses rate was achieved, with participants from all the targeted strata participating in the study. Only 14.9% of the targeted participants didn't participate in the study. Given that a sample size of over 80% was realized the data was deemed suitable for analysis as it met the cutoff of 60% response rate.

Table 4. 1: Response rate

Participants	Frequency	Percentage
Interviewed Participants	129	85.1%
Non-interviewed participants	23	14.9%
Total	152	100

4.1.1 Demographic Information

The demographic outlook of the respondents showed that majority of the respondents (83%) was working in the civil society sector with the remaining participants being political leaders, religious leaders and village leaders.

Table 4. 2: Categorization of Participants

Respondents	Frequency	Percent
Project Officers	95	73.6
Project Managers	13	10.1
Religious Leaders	11	8.5
Political Leaders	3	2.3
Village Leaders	7	5.4
Total	129	100

The respondents were requested to indicate how long they have been residing or working in Mukuru Slums. The findings are illustrated in Table 4.3

Table 4. 3: Number of years of residing or working in Mukuru Slums

Period	Frequency	Percent
Less than 2 Years	8	6.2
2-4 Years	18	14
4-6 Years	39	30.2
Above 6 Years	64	49.6
Total	129	100

From the findings, most of the respondents, 64% (49.6) stated that they had worked or resided in the slum for over 6 years followed by respondents who had worked or resided in the slum for between 4-6 years. Only 18 participants (14%) had resided or worked in the slum for between 2-4 years while 8 participants (6.2%) had worked/resided in the slum for less than 2 years. This suggested that majority of the study participants had institutional knowledge on slum and hence could provide reliable answers.

4.3 Descriptive Statistics

This section involved presentation of summary statistics of the independent variables and dependent variables through percentages, mean and standard deviation. Composite mean was also generated from the individual mean of likert statements. Interpretation of findings is based on individual means as well as composite means.

4.3.1 Community Participation in Community-Based Housing Projects

Community participation is a key part of institutional factors hence the study sought respondent's opinion on its importance. based on 5 scale likert response. The results are as set out in Table 4.4

Table 4. 4: Descriptive Statistics on Community Participation

Community Participation Items	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	mean	Std
Community members do contribute resources	2.3	10.1	8.5	52.7	26.4	3.03	0.82
Community members support projects emerging from the poverty alleviation projects	3.9	15.5	58.1	17.8	4.7	3.83	0.85
Community members do provide labour during most of the anti-poverty projects	0%	0%	12.4	58.1	29.5	3.90	0.98
There exists a number of participation structures instituted in the community for promotion of community participation in poverty alleviation projects	0%	9.3	17.8	52.7	20.2	4.12	0.94
Community members are consulted on the poverty alleviation projects	0%	10.1	7.8	41.9	40.3	4.171	0.62
Composite mean and Standard Deviation						3.81	0.74

On community participation, the community members were in agreement that in the spirit of self-help they contribute resources to community-based housing projects in the slum. A mean score of 3.03 and a standard deviation of 0.82 was realized. Hence it can be inferred that majority of the respondents were indifferent to the resource mobilization that community members make towards projects. This suggests that contribute This suggests that community participation in resource mobilization in not well established in the slums or only certain aspects of resource mobilization may be common in informal settlements. Resource mobilizations is an important aspect of community participants; however, such forms of participation are more meaningful when they take place within the socio-economic contexts.

On the sub-component of community members support projects, a mean score of 3.83 and a standard deviation of 0.85 was established. These results show that participants agreed that community members supported projects emerging from community-based housing projects. This highlights that there exist bottom-up community alliances on community-based housing projects in the slums.

Respondents were also asked whether community members do provide labor during most of the community-based housing projects in the slums. In this regard, a mean of 3.90 and a standard deviation of 0.98 was reported. This indicates that majority of the respondents agreed that labour provision by community members is provided in housing projects in the slums. Labour provision is deemed as the most common try of mobilization that community members in informal settlement can provide due to high rate of unemployment.

The researcher also sought to determine the extent of agreement on existence of participation structure that promote participation in community-based housing projects. The study reported a mean of 4.12 and a standard deviation of 0.94. This shows that a majority of the participants were in agreement on the existent of participation structures for the promotion of participation in housing projects in the slum. This implies that community-based housing projects in the slums have developed mechanism to promote participation. This is in line with Kenyan government guidelines on slum upgrading project that all housing projects must have mechanism for involving community members at all stages (GoK, 2015).

The researcher further inquired on the extent to which local leaders are consulted as representative of community members. A mean of 4.17 and a standard deviation of 0.62 was reported. This demonstrates that majority of the respondents agreed that consultation with community members regularly takes place with decision making undertaken by the local leadership. This implies that involvement in decision making is key part of participation in community-based housing projects. Community decision making is central to any participatory development and hence its role in anti-poverty projects in slums. The composite mean was found to be 3.81 while the standard deviation was 0.74. This reveals that majority of the participants agreed that community participants are a key part of community-based housing projects in Mukuru Slums. This confirms the assertion of government report on slum upgrading projects in Kibera, Mathare and Mukuru Slums.

In the interviews with key community leaders and local members it was cited that the participation process happens within the inclusive participatory enshrined in Mukuru as a Special Planning Area (SPA). Mukuru was declared as a SPA by Nairobi City County in August 2017 in accordance with its constitutional power and Physical Planning Act. Under the Act, any region within a county with unique development challenges may be designated as an SPA. The designation of Mukuru as an SPA according to some of the respondents was an acknowledgement that the traditional development planning has not borne fruit and hence the need to adopt participatory development that puts communities at the centre of development. In one of the interviews with local leader it was cited that community participation in slum development has improved since 2013 following the establishment of county government. This was attributed to the 2010 constitution that puts people at the centre of development process through participation in all the stages. This is highlighted in the following verbatims

I can say that before the new constitution, the participation of community members in development projects was small but after the new constitution and formation of counties in 2013 this has been increasing. We have seen the county government holds participation meetings in or halls. Also the NGOs regularly holds community meetings where members discuss, plan and organize themselves.

It also emerged from the interviews participation in all development activities are rooted in special planning process. Specifically, most interviewees mentioned that the SPA involves multisectoral stakeholders consisting of members of civil society, academia and the private sector through the Muungano Alliance. Muungano Alliance is the main platform through which participation of community members occurs as the alliance also comprises the *Muunganowa Wanavijiji*, the Kenyan federation of slum dwellers. This body represents all the members of the Mukuru Slums, with every village represented by 6 members, 3 men and 3 women.

Muongano plays a major role in organizing Mukuru residents into different grouping that allow youths, women and men to participate at every stage of the planning process and (2) to solve their development challenges through local based solutions. The Muungano Alliance collaborates with the county and national government in fostering community participation in the slums. Local residents and community representatives are involved in all stages of development

through. A consortium established with the support of MuunganoWaWanavijiji and other CBO and NGOs

The community organization, community organisation and communication’ consortium (CCOCC) is always trying to work with different CBOs in the slum to organize participation forums in the slum. These meetings are held once every 3 months.

Some of the local administrative leaders also mentioned that NyumbaKumi has been adopted for participation in the slums to considerable success. ‘NyumbaKumi’ programme (Swahili for ten households). NyumbaKumi is a strategy of anchoring community policing at various levels, including the household level, market and neighborhood levels. In the Mukuru process sets of ten households, called cells, as grouped in the Nyumba Kumi are used to disseminate information about planning processes, discussing development challenges and providing solutions. Every ten such cells for Baraza Ndogo (neighbourhood forum), which acts as the base unit for planning discussions. The Baraza Ndogo holds regular meetings to discuss issues affecting them and reflect on information concerning the wider settlement. This model of community participation springs from Tujwane Tujengane model of ‘Let’s know each other, so we build each other’).

4.3.2 Resource mobilizations in Community-Based Housing Projects

The respondents were asked to indicate their level of agreement with statements related on resource mobilizations in Mukuru Slums based on 5 scale likert response The results are as set out in Table 4.5

Table 4. 5: Descriptive Statistics on Resource Mobilization

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Mean	Std
Community based housing projects have enough financial resource made available to them	3.1	7	59.7	27.9	2.3	3.19	0.73
The process of allocating resource in community-based housing projects is always fair	1.6	11.6	25.6	53.5	7.8	3.54	0.86
The community-based housing projects have sufficient human resources to run the projects	0	3.1	14.7	53.5	28.7	4.08	0.75
Financial resource allocated to the community-based housing projects are	3.9	9.3	45.7	29.5	11.6	3.36	0.94

usually used efficiently

Resources allocated to the community-based housing programme are diversified to different projects needs

0.8	10.1	32.6	49.6	7	3.52	0.80
Composite Mean and Std					3.54	0.82

The study inquired from the respondents their views on extent to which community-based housing projects have enough financial resource made available to them. To this extent, a mean of 3.19 and standard deviation of 0.73. This indicates that majority of the participants felt that the financial resources allocated to community-based housing projects was neither sufficient nor insufficient. This suggests that financial resources allocated to community-based housing projects are not necessarily deemed sufficient. This is in support of the report by Igbinakase (2017) that showed that stakeholders view financial resources allocated to community-based housing projects as not sufficient.

The respondents were asked about the process of allocating resource in community-based housing projects and to this extent a mean of 3.54 and a standard deviation of 0.86 was reported. This reveals that a majority of respondents agreed that the process of allocating resources in community-based housing programme was considered fair. This suggests that systems that promote transparency and accountability have been integrated in community-based housing schemes. This aligns with the reasoning behind the establishment of Mukuru Special planning area (SPA) in 2017. The formation of the planning concept in the slums acknowledged the inadequacy of planning and implementation of housing process before the development of SPA as they excluded the locals.

The respondents were also asked for their views on the extent to which community-based housing projects have sufficient human resources to run the projects. The findings reported a mean of 4.08 and a standard deviation of 0.75. This indicates that a majority of the respondents agreed that there are sufficient human resources to run community-based housing projects in the slums. This aligns with the findings on slum upgrading report in Mukuru Slums that showed in its SWOT analysis the presence of sufficient human resource as a strength to implementing slum-upgrading projects (Abaki, 2018).

The study investigated the usage of financial resources allocated to community-based housing in the slums. A mean of 3.36 and a standard deviation of 0.94 was reported. This shows that majority of the respondents were neutral to the question on whether financial resources allocated to community-based housing projects are used efficiently. This suggests community-based housing projects has been faced with the concerns of financial misuse. This concurs with the results by Agayi & Karakayacı (2020) that revealed that financial misuse is one of the challenges that has faced implementation of slum-upgrading projects in Kenya.

The respondents were further asked their views on extent to which resources allocated to the community-based housing programme are diversified to different project's needs. The study reported a mean of 3.52 and a standard deviation of 0.80. This reveals that majority of the respondents agreed that resources allocated to the community-based housing programme are diversified to different project's needs. A composite mean of 3.54 and a standard deviation of 0.82 was reported. This shows that majority of the respondents agreed that resource mobilization is critical to the performance of community-based housing projects in the slums.

The researcher also interviewed key local leaders and community members in how they would rate the performance of their respective organizations in enforcing laws and regulations. Majority of the respondents indicated that the resource mobilization is a key aspect of the community-based housing projects in the Slums. Two types of resources were mentioned during the interviews as important aspects in community-based housing projects: human resources and financial resources mobilization. Human resources mobilization was mentioned by all the interviewees as the most common form of mobilization in the slums. Human resources mobilization happen via labour personnel that volunteer to work in development projects. The reason for this is because most of the slum dwellers are low-income earners and therefore monetary mobilization is a challenge to many. Financial mobilization was only mentioned by some interviewees as a form of mobilization that does at time happen through the villages. This is highlighted in the excerpt below

“I know of many cases where youths and women have volunteered to work in housing projects at no pay. As for money mobilization this happens rarely. I am only aware of some two cases where villages members made some small mobilization to a housing scheme”.

4.3.3 Institutional Leadership in Community-Based Housing Projects

The respondents were asked to indicate their level of agreement with statements related on institutional leadership in Mukuru Slums based on 5 scale likert response. The results are as set out in Table 4.6

Table 4. 6: Descriptive Statistics on Institutional Leadership

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Mean	Std
Democratically elected leaders are normally involved in decision making process for community-based housing projects in slums	0.8	1.6	17.1	49.6	31	4.09	0.78
Inclusive programme leadership is a key part for all community-based housing programme in the slums	0.8	1.6	21.7	64.3	11.6	3.85	0.67
Village leaders in the Slums are central to the performance of community-based housing projects	3.9	3.9	12.4	58.9	20.9	3.89	0.91
Community-based housing projects in the slums have accountability systems within the community	3.9	16.3	58.1	18.6	3.1	3.01	0.80
Local leaders such as religious leaders are involved in planning and prioritization of projects thus helping improve the programme transparency	1.6	14.7	61.2	22.5		4.05	0.66
Composite mean and Standard Deviation						3.77	0.76

The first question on institutional leadership involved asking the respondents their views on the extent to which, democratically elected leaders are normally involved in decision making process for poverty alleviation projects in slums. The study reported a mean of 4.09 and a standard deviation of 0.78. This indicates that majority of respondents agreed democratically elected leaders are normally involved in decision making process for poverty alleviation projects in slums. This suggests that elected political leaders are considered as part of institutional leadership essential to the performance of community-based housing projects. This aligns with the study by Mwangi (2018) that showed that slum upgrading projects in Kenya have involved political leadership at all stages of the projects.

The respondents were also asked on whether inclusive programme leadership is a key part for all poverty alleviation programme in the slums. A mean of 3.85 and a standard deviation of 0.67 was

reported. This shows that majority of the respondents agreed that inclusive programme leadership is a key part for all poverty alleviation programme in the slums. This demonstrates that to the participants, inclusivity has been at the core of the implementation of community-based housing projects in the slums. This finding is in support of the Kenya slum upgrading programme that is built on inclusiveness that acknowledges the diversity of actors, consensus building and partnership with local community and leaders.

The respondents were asked about the extent to which the village leaders are central to the performance of community-based housing in the slums. A mean of 3.89 and standard deviation of 0.91 was realized. This highlights that majority of participants agreed that village leaders are central to the performance of community-based housing projects in slums. This implies that stakeholder's involvement through local leaders. This aligns with the government policy on guiding principles of slum-upgrading projects in Kenya.

The study investigated the presence of accountability systems in community-based housing projects in the slums. A mean of 3.01 and a standard deviation of 0.81 was reported. This shows that majority of the respondents were neutral to the question on the existence of accountability systems in community-based housing projects in Mukuru slums. This suggests community-based housing projects have been faced with the concerns of financial misuse. This is in support of the assertion by Anuradha and Fernando (2017) that weak culture of accountability still exists in informal settlements.

Finally, on institutional leadership, the researcher sought to investigate the extent to which local leaders such as religious leaders are involved in planning and prioritization of projects thus helping improve the programme transparency. The study reported a mean of 4.05 and standard deviation of 0.66. This indicates that majority of the respondents agreed that involvement of local leaders in development projects has helped improve transparency. This demonstrates that transparency in development projects is also dependent on effective local leadership. A composite mean of 3.77 and standard deviation of 0.77 was reported. This reveals that majority of the participants agreed that institutional leadership is a key part of community-based housing projects in Mukuru Slums. This supports the findings by Taiwo and Agwu (2016) that institutional leadership plays a key role in place-based development in informal settlements.

Community leaders, such as local chief, assistant chief, MCA and ward administrators are initiators and participators in the development process. These community leaders it was established in the interviews have contributed to the implementation of community-based housing projects in different ways. Firstly, it emerged that community leaders have helped in the improving access to basic services such as housing. To this extent one of the residents of Mukuru slums opined that the local leaders such as MCA have been at the forefront in lobbying the national government and county government to scale up slum upgrading housing projects in the areas. The same MCA's it was also mentioned have helped in improving road infrastructure in the slums through ward development fund. Secondly it emerged from the interviews that community leaders such as chiefs and MCAs have been at the forefront in organization community meetings where local issues are discussed, planned and actions developed.

I have seen my area MCA lobby allocates lobby for increased allocation of resources to help improve the housing conditions in the area.

Chiefs in particular have been at the front in organizing community meetings where some of the thorny issues on slum upgrading projects have been discussed and ironed out.

Improving governance and enhanced grassroots engagement with official stakeholders Throughout the local leaders, residents have had several opportunities to engage with government actors, simultaneously fostering community confidence and more accountable relations with these officials. As one of the participants rightly observed

“The local elected leaders have lobbied for water in our settlement and it worked: the government took notice of our requests. They have lobbied over sanitation facilities and this has also worked. Recently they started lobbying over housing projects and we can see some progress in realizing this”

4.3.4 Socio-Cultural Factors in Community-Based Housing Projects

The respondents were asked to indicate their level of agreement with statements related on socio-cultural factors in Mukuru Slums based on 5 scale likert response. The results are as set out in Table 4.7

Table 4. 7: Descriptive Statistics on Socio-Cultural Factors

	Strongly Disagree	Neutral	Agree	Strongly	Mean	Std
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	Disagree				Agree			
All key communities /groups are included in poverty alleviation projects	0	7	58.1	27.1	7.8	3.36	0.73	
Social conditions in the slums are accounted for in making decision on where to implement the projects	0	3.1	20.2	73.6	3.1	3.77	0.55	
Traditional cultural beliefs reduce the impact of poverty alleviation projects	20.2	38	31.8	9.3	0.8	2.33	0.93	
The poverty alleviation projects are able to tap from social capital that exists in the slum due to high number of women/ youth groups	3.1	2.3	13.2	51.2	30.2	4.03	0.9	
Women, youth, disabled, and older persons are not excluded in community-based housing projects	5.4	10.9	51.9	30.2	1.6	3.12	0.83	
Composite Mean and Std				3.32	0.79			

Respondents were asked to indicate the extent to which all key communities /groups are included in poverty alleviation projects. The mean score was 3.36 while the standard deviation was 0.73. Majority of the respondents were undecided on the inclusion of all key stakeholder are included in community-based housing projects in the informal settlements. This agrees with the findings of Xu et al., (2019) who stated that adequate stakeholder analysis has been lacking in community-based housing projects in informal settlements.

The researcher sought to establish the extent to which social conditions in the slums are accounted for in making decision on where to implement the community-based housing projects in the slums. The mean score was 3.77 while the standard deviation was 0.55. Majority of the respondents agreed that social conditions in the slums are accounted for in making decision on where to implement community-based housing projects. This suggests that social conditions are a key determinant in community-based housing programme implementation. This concurs with the findings of a study carried out in Ethiopia by Ali & Sonderling (2017) that socio-cultural context is accounted for in local development projects.

On traditional cultural beliefs impact on community-based housing projects, the mean score was 2.33 while the standard deviation was 0.93. This result indicates that the majority of the respondents disagreed that traditional cultural beliefs reduce the impact of community-based housing projects. This demonstrates that cultural factors have little influence on implementation of community-based housing projects in informal settlements.

The researcher further sought to determine the extent to which the poverty alleviation projects are able to tap from social capital that exists in the slum due to high number of women/ youth groups. The mean score was 4.03 while the standard deviation was 0.90. This result shows that that majority of the respondents agreed that the poverty alleviation projects are able to tap from social capital that exists in the slum due to high number of women/ youth groups. The response suggests that social capital constitutes a resource which is explored in enhancing the success of poverty alleviation projects in the slums.

On exclusion of women, youth, disabled, and older persons in community-based housing projects a mean score was 3.12 while the standard deviation was 0.83. This result indicates that the majority of the respondents were undecided that women, youth, disabled, and older persons are not excluded in community-based housing projects. This suggests inclusion of women, youths and older persons in community-based housing programme is not guaranteed. The overall aggregate mean score for socio-cultural factors was 3.32 with a standard deviation of 0.79 This reveals that on average the respondents were undecided on the extent to which socio-cultural factors are accounted for in community-based housing projects.

Mixed views were reported by community leaders and members who participated in the in-depth interviews. While most of the community members felt that social conditions have no influence the implementation of community-based housing projects, community leaders, MCA in particular felt that social conditions have slowed the implementation of community-based housing schemes. According to the local MCA, the existing social conditions have indirectly affected the implementation of housing projects in the slums. Because of these conditions, the local leader argued, most of the housing development projects requires also the improvement of road, water and sanitation infrastructure in the slum. As a result, the community housing projects in the informal settlement move at slow pace due to the considerable number of resources required to improve infrastructure. This was supported by the following except.

“To improve the housing conditions in the slums also require the existent of water and good road facilities. These are non-existent, a situation that has reduce the implementation of housing projects since other infrastructure too must be developed. To do all this requires significant investment that in most cases is not easy to find all at once”.

4.3.5 Performance of Community-Based Housing Projects

The respondents were asked to indicate their level of agreement with statements related on community participation in Mukuru Slums based on 5 scale likertd response. The results are as set out in Table 4.4

Table 4. 8: Descriptive Statistics on Performance of Community-based Housing Projects

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Mean	Std
Community based housing projects has made the economy in Mukuru Slums vibrant	2.3	1.6	21.7	66.7	7.8	3.76	0.72
Implementation of community-based housing projects has improved living conditions in the slums	0.8	7.8	47.3	39.5	4.7	3.40	0.73
Implementation of community-based housing projects has led to the sustainability of community projects in the slum	10.1	27.1	46.5	15.5	0.8	2.66	0.98
Implementation of community-based housing has helped reduce crime levels in the slum	20.9	29.5	38	11.6	0	2.40	0.95
Composite Mean and Std						2.98	0.85

On role of community-based housing projects on local economy in Mukuru Slums, a mean score of 3.76 and standard deviation of 0.72 was realized. This result indicates that the majority of the respondents agreed that community-based housing projects had the economy in the slums vibrant. This suggests that community-based housing projects contributes to creation of livelihoods for residents in informal settlements. This is in agreement with the study by Abaki (2018) that showed that slum grading projects has improved employment rates in slums.

Concerning the implementation of community-based housing projects projects impact on improved living conditions in the slums, a mean score was 3.40 while the standard deviation was 0.73. This result indicates that the majority of the respondents were neutral on whether site visits were done frequently to assess conformity to the work plan. This suggests that site visits by the consulting engineers were not frequent during project implementation.

Respondents were asked to indicate the extent to which implementation of community-based housing projects has led to the sustainability of community projects in the slum. The mean score

was 2.66 while the standard deviation was 0.98. This result indicates that the majority of the respondents were undecided that implementation of community-based housing projects has led to the sustainability of community projects in the slum. This demonstrates that sustainability of community projects is still in doubt within the informal settlements.

On reduction in crime levels impact, the mean score was 2.40 while the standard deviation was 0.95. This result indicates that the majority of the respondents disagreed that implementation of community-based housing has helped reduce crime levels in the slum. This suggests that a positive security impact of development projects in the slum is still considered as insufficient. The composite mean of 2.98 also showed that the participants were not sure about the performance of community based housing projects in the slums.

Community based housing schemes are associated with a number of impacts, both positive and negative as evidence from interviewees. The main impact of housing projects is on improved source of livelihoods. Through these projects, beneficiaries have participated directly as labourers, who have been paid daily wages. The informal sector that largely comprises of “Mama mboga” has been strengthened in the slum. These “Mama Mboga” have been able to establish business that target the casual labourers, more so through the provision of foods and drinks. As a result, the livelihoods of women in the slum have improved significantly. Following the initiation of slum upgrading projects and other housing projects in the Slum, a number of CBO’s and NGO’s have been able to sprung up in the slum. A number of locals are employed in these civic organizations in different positions, and thus to some of the interviewees, community-based housing schemes have acted as a source of employment, both formally and informally.

Despite the positive impacts of community-based housing schemes cited, some negative impacts were also mentioned. In some of the project implementation areas, insecurity cases of frequent muggings and break-ins have increased, with some of the local working in the housing projects or organizations associated with housing projects targeted in these insecurity incidents. Nevertheless, there was a general positive feeling that the housing projects in the slums have improved the overall economy of the informal settlement.

4.4 Inferential Analysis on Factors that Influence Performance of Community-based Housing Projects in Mukuru Slums.

The main objective of the study was to establish the factors that influence performance of community-based housing projects in Mukuru Slums. This was analyzed through the following hypothesis: H01: There is no significant influence of Community participation on the performance of community-based housing projects in Mukuru Slums. H02: There is no significant influence of resource allocation on the performance of community-based housing projects in Mukuru Slums. H03: There is no significant influence of institutional leadership on the performance of community-based housing projects in Mukuru Slums. H04: There is no significant influence of socio-cultural environment on the performance of community-based housing projects in Mukuru Slums.

Table 4. 9: Test of Model Fit for the Regression Analysis

	Model	Sum of Squares	df	Mean Square	F	Sig
1	Regression	32.653	4	8.163	2.897	0.025
	Residual	349.409	124	2.818		
	Total	382.062	128			

a Dependent Variable: performance of community-based housing projects

b Predictors: (Constant), community participation, resource mobilization, institutional leadership and socio-cultural environment

From the table 4.9, F statistics has a value of 2.897 and p-value of 0.025. This shows that the regression model is suitable for analyzing the factors that influence the performance of community-based housing projects. It can be concluded that at least one of the factors influence the performance of community-based housing projects given that F statistics has a significant p-value.

Table 4. 10: Total Influence of Institutional Factors on Performance of Community-Based Housing Projects

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.592a	0.3505	0.2956	1.67863

a Predictors: (Constant), community participation, resource mobilization, institutional leadership and socio-cultural environment

Results in table 4.9 above demonstrate that institutional factors have an R^2 of 35.05. This suggests that only 35.05% of variation in the performance of community-housing projects is explained by institutional factors. Significant portion of the variation in performance of community-based housing projects (64.95%) is explained by factors not in the model.

Table 4. 11: Parameter Estimates of Influence of Institutional Factors on Performance of Community-Based Housing Projects

Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		
1 (Constant)	14.041	3.198		4.39	0.000
Community Participation Resource Mobilization	0.308	0.094	0.302	4.023	0.001
Institutional Leadership	0.016	0.094	0.016	0.174	0.862
Socio-cultural environment	0.226	0.073	0.285	3.075	0.003
	-0.143	0.096	-0.133	-1.489	0.139

a Dependent Variable: Performance of Community Based Housing Projects

Results in table 4.11 indicate that only two factors: community participation ($p= 0.001$) and institutional leadership ($p= 0.003$) have significant mobilization to the performance of community-based housing projects in Mukuru Slums. Only the factor of socio-cultural environment had a negative association with performance of community-based housing projects (-0.143). This mean that a unit increases in poor socio-environment conditions in the slum leads to a reduction in the performance of community-based housing projects in the slums. Community participation, resource mobilization and institutional leadership had a positive relationship with the performance of community-based housing projects in Mukuru slums. This implies that a unit increase in these aforementioned factors leads to an increase in performance of community-based housing projects by 0.308, 0.226 and 0.016 respectively.

4.5 Summary of the Hypotheses Tests Results

In summary, the findings of this study precisely demonstrated that community participation significantly the performance of community-based housing projects in Mukuru Slums residential by rejecting the null hypothesis (H_{01}) due to p -value <0.05 . Secondly, the study showed that

resource mobilization does not significantly influence the performance of community-based housing projects in Mukuru by failing to reject the null hypothesis (H_{02}) due to p-value >0.05 . Thirdly, there is significant influence of institutional leadership on the performance of community-based housing projects in Mukuru Slums by rejecting the null hypothesis (H_{03}) due to p-value <0.05 . Fourthly, there is no significant influence of socio-cultural environment on the performance of community-based housing projects in Mukuru Slums by failing to reject the null hypothesis (H_{04}) due to p-value > 0.05 .

Table 4. 12: Hypothesis Tests Results

Null Hypthesis	Accept	Reject	P-Value
There is no significant influence of Community participation on the performance of community-based housing projects in Mukuru Slums.		Null hypothesis rejected	0.001
There is no significant influence of resource allocation on the performance of community-based housing projects in Mukuru Slums.	Null hypothesis accepted		0.862
There is no significant influence of institutional leadership on the performance of community-based housing projects in Mukuru Slums.		Null Hypothesis rejected	0.003
There is no significant influence of socio-cultural environment on the performance of community-based housing projects in Mukuru Slums.	Null hypothesis accepted		0.139

CHAPTER FIVE

SUMMARY OF FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

5.1 Introduction

This chapter presents a summary of the study and its findings, the conclusions and recommendations of future study. In this presentation, the research hypothesis tests are used in summarizing the findings, conclusion and research implication to practice and police are also drawn from the hypothesis tests. Finally, the chapter provides possible direction for future research to other scholars.

5.2 Summary of Findings

5.2.1 Community Participation and Performance of Community-based Housing Projects in Mukuru Slums.

The first objective sought to establish the influence of community participation on performance of community-based housing projects in Mukuru Slums. From the descriptive analysis, the composite mean score was 3.81 supported with a standard deviation of 0.744. This implies that on average the respondents agreed with influence of community participation on performance of community-based housing projects in Mukuru Slums. Results of hypothesis testing indicated $r = 0.308$ and $P=0.001$. The null hypothesis for the first hypothesis was rejected.

5.2.2 Resource Mobilization on Performance of Community-Based Housing Projects in Mukuru Slums.

The second objective was to determine the influence of resource mobilization and performance of community-based housing projects in Mukuru Slums. Based on summary statistics, an aggregate mean of 3.54 and a standard deviation of 0.82 was found. This suggests that on average the respond agreed with the influence of resource mobilization on performance of community-based housing projects in Mukuru Slums. Results of hypothesis testing indicated $r = 0.016$ and $P=0.862$. The null hypothesis for the second objective was not rejected

5.2.3 Institutional Leadership and Performance of Community-Based Housing Projects in Mukuru Slums

The third objective was to determine the influence of institutional leadership on performance of community-based housing projects in Mukuru Slums. An aggregate mean of 3.77 and a standard deviation of 0.76 was reported from the central tendency statistics. This shows that on average the respondents agreed that institutional leadership influence of resource mobilization on performance of community-based housing projects in Mukuru Slums. Results of hypothesis testing showed $r = 0.226$ and p -value of 0.003. These findings rejected the null hypothesis for the third objective.

5.2.4 Socio-Cultural Environment and Performance of Community-Based Housing Projects in Mukuru Slums.

The fourth objective was to determine the influence of socio-cultural environment on performance of community-based housing projects in Mukuru Slums. From the central tendency statistics, an overall mean of 3.12 and a standard deviation of 0.76 was reported. This highlights that on average the respondents were undecided as to the influence of socio-cultural environment on performance of community-based housing projects in Mukuru Slums. Results of the hypothesis testing revealed an r of -0.143 and p value of 0.139. From these results, the null hypothesis for the fourth objective was not rejected.

5.3 Discussion of Findings

5.3.1 Community Participation and Performance of Community-Based Housing Projects

The study demonstrated that performance of community-based housing projects is positively dependent on community participation in Mukuru Slums. These results agree with the findings by Hoe et al., (2018) that community participation is associated with improved impacts in poverty alleviation projects in Malaysia. The principal reasons for this association according to Wahab, Bunyau and Rezaul (2018) are because community participation allows communities to participate in decision making at critical stages and it also the community to participate in selecting priority project activities. The benefits associated with this are likely to results to improved project impacts to community members. These findings highlight the importance that donor driven projects and government projects attach to public participation in all their anti-poverty projects.

5.3.2 Resource Mobilization and Performance of Community-Based Housing Projects

The study found that performance of community-based housing projects is positive linked to resource mobilization in Mukuru Slums. This suggests that an increase in resource mobilization by the community members results to an increase of the impact of community-based housing projects. This concurs with the findings by Taiwo and Agwu (2016) that resource mobilization is a significant determinant to the performance of poverty alleviation projects in Nigeria. However, as opposed to the study conducted in Nigeria, the current study found non-significant results between resource mobilization and performance of community-based housing projects. This imply that although resource mobilization result to positive increase in performance of poverty alleviation projects, this cannot be conclusively said to be true in Mukuru Slums. One possible reason for the positive association between resource mobilization and performance of anti-poverty alleviation projects is what Anuradha & Fernando (2017) calls capability factors. They argue that resource mobilization enhances the capacity of poverty alleviation projects to realize their intended goals.

5.3.3 Institutional Leadership and Performance of Community-Based Housing Projects

The study revealed a positive association between institutional leadership and performance of community-based housing projects. This implies that an increase in community institutional leadership role results to increase in the performance of community-based housing projects. This aligns with the account by Yeboah, Asibey and Abdulai (2021) that success of slum-upgrading projects is tied to the level of community institutional leadership involvement in the projects. Similar findings were in reported by El-hadj, Faye & Geh (2018); Abaki (2018) who demonstrated that assertion institutional leadership results to effective implementation of slum-upgrading projects in North Africa and Kenya.

5.3.4 Socio-Cultural Environment and Performance of Community-Based Housing Projects

The study found a negative relationship between socio-cultural environment and performance of community-based housing projects. This show that an increase in the poor socio-cultural conditions in slums leads to reduction in the performance of community-based housing projects in Mukuru Slums. This contradicts the findings by Khan (2016) that reported a positive association between socio-economic profile and performance of anti-poverty projects but supports the results by Manyara (2017) that showed that socio-economic conditions reduce the

effectiveness of women empowerment projects. The difference in comparing the current study to other study is possibly due to methodological issues in data collection. The study by Manyara in Zimbabwe made use of poor socio-economic conditions just like the current study while the study by Khan used positive socio-economic profiles.

5.4 Conclusions of the Study

Research objective one in this study was to establish the influence of community participation on performance of community-based housing projects in Mukuru Slums. Based on the empirical evidence, community participation is central to the performance of community-based housing projects. This leads to the conclusion that a participation framework and mechanisms should be considered in implementation of community-based housing projects.

On resource mobilization, analysis indicated there is a positive but non-significant relationship between resource mobilization and performance of community-based housing projects in Mukuru Slums. The researcher therefore concludes that although resource mobilization may contribute significantly to improvement in performance of community-based housing projects, the same may not be said of community-based housing projects in Mukuru slums. Resource mobilization was only limited largely to provision of labour and hence the conclusion that resource mobilization in community-based housing largely consist of human resources.

On institutional leadership, the study concluded that integrating institutional leadership in community-based housing projects implementation leads to an increase in performance of the projects. The researcher also concludes that inclusive leadership in implementation of community-based housing projects increases their effectiveness. On socio-cultural environment of community-based housing projects in Mukuru Slums, the study concluded that socio-cultural environment and context reduces the performance of community-based housing projects. project closure occurs when all contracts have been completed. The researcher concludes that taking into context the socio-cultural environment is necessary in order to realize project performance of community-based housing projects.

5.5 Recommendation

The study recommends that project managers in community-based housing projects should have integrate community involvement during project implementation to ensure successful delivery of housing projects.

Resource mobilization through community leadership should be encouraged for effective project implementation of community-based housing projects. This is key as it allows for programme ownership by the community.

The study suggests that local institutional leadership in informal participation of community leadership in housing-based projects should occur at all stages of the programme implementation.

The study recommends that sociocultural aspects of project management should be incorporated in project management training. This will help project managers in addressing socio-cultural issues that may impact negatively on project performance.

5.6 Suggestions for Further Research

Future studies should incorporate other mediating or moderating factors at institutional, meso and macro factor level to further determine institutional factors influencing performance of community-based housing projects in slums. The study recommends more studies that examine the study relationship but in non-informal settlements contexts.

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APPENDICES

APPENDIX I: Questionnaire

Section A: Personal Data

1. What is your Designation Please tick (√) the appropriate box?
Project officer () project managers ()
2. For how long have you worked in Mukuru Slums.
() Less than 2 years () 2-4 years () 4-6 Years () Above 6 years

Section B: Community Participation in Poverty Alleviation Projects in Mukuru Slums

3. In your opinion, may you please indicate your level of agreement or disagreement with the following statements in to community participation in poverty eradication projects in Mukuru Slums by ticking (√) the space corresponding to the correct answer.

Scale: Strongly Disagree = 1: Disagree= 2: Neutral = 3: Agree = 4: Strongly Agree = 5

Statements	1	2	3	4	5
Community members do provide labour during most of the anti-poverty projects					
Community members do contribute resources (money, labour, food supplies and storage facilities) in the spirit of self-help in most poverty alleviation projects					
Community members are consulted on the poverty alleviation projects with most of the decisions being made by local leaders					
Community members support projects emerging from the poverty alleviation projects					
There exists a number of participation structures instituted in					

Statements	1	2	3	4	5
Poverty alleviation projects have enough financial resource made available to them					
The process of allocating resource in poverty alleviation projects is always fair					
The poverty alleviation projects have sufficient human resources to run the projects					
Financial resource allocated to the poverty alleviation projects are usually used efficiently					
Resources allocated to the poverty alleviation programme are diversified to different projects needs					
the community for promotion of community participation in poverty alleviation projects					

Section C: Resource mobilization in Community Based Housing Projects in Mukuru Slums

In your opinion, may you please indicate your level of agreement or disagreement with the following statements in to resource allocation for poverty eradication projects in Mukuru Slums by ticking (√) the space corresponding to the correct answer

Scale: Strongly Disagree = 1: Disagree= 2: Neutral = 3: Agree = 4: Strongly Agree = 5

Section D: Institutional Leadership in Poverty Alleviation Projects in Mukuru Slums

In your opinion, may you please indicate your level of agreement or disagreement with the following statements in to institutional leadership for poverty eradication projects in Mukuru Slums by ticking (√) the space corresponding to the correct answer

Scale: Strongly Disagree = 1: Disagree= 2: Neutral = 3: Agree = 4: Strongly Agree = 5

Statements	1	2	3	4	5
Democratically elected leaders are normally involved in decision making process for poverty alleviation projects in slums					
Inclusive programme leadership is a key part for all poverty alleviation programme in the slums					
Village leaders in the Slums are central to the performance of poverty alleviation projects					
Poverty alleviation projects in the slums have accountability systems within the community					
Local leaders such as religious leaders are involved in planning and prioritization of projects thus helping improve the programme transparency					

Section F: Socio-Cultural Environment in Poverty Alleviation Projects in Mukuru Slums

In your opinion, may you please indicate your level of agreement or disagreement with the following statements to socio-cultural environment for poverty eradication projects in Mukuru Slums by ticking (√) the space corresponding to the correct answer

Scale: Strongly Disagree = 1: Disagree= 2: Neutral = 3: Agree = 4: Strongly Agree = 5

Scale: Not at All = 1; Low = 2; Moderate = 3; High = 4; Very High = 5

Statements	1	2	3	4	5
All key communities /groups are included in poverty alleviation projects					
Social conditions in the slums are accounted for in making decision on where to implement the projects					

Traditional cultural beliefs reduce the impact of poverty alleviation projects					
The poverty alleviation projects are able to tap from social capital that exists in the slum due to high number of women/youth groups					
Women, youth, disabled, and older persons are not excluded in community-based housing projects					

Section F: Performance of Community Based Housing Projects

In your opinion, may you please indicate your level of agreement or disagreement with the following statements on performance of poverty eradication projects in Mukuru Slums by ticking (√) the space corresponding to the correct answer

Scale: Strongly Disagree = 1: Disagree= 2: Neutral = 3: Agree = 4: Strongly Agree = 5

Statements	1	2	3	4	5
Community based housing projects has made the economy in Mukuru Slums vibrant					
Implementation of community-based housing projects has improved living conditions in the slums					
Implementation of community-based housing projects has reduced unemployment rates in the slum					
Implementation of community-based housing projects has led to the sustainability of community projects in the slum					
Implementation of community-based housing has helped reduce crime levels in the slum					

Thank you for your co-operation. God Bless you

APPENDIX II: FOCUS GROUP QUESTIONS

Community Participation

What is the opportunity of the community controlling programme decisions?

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.....
.....

What are the mode or community meetings?

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.....

Who are involved in the project planning, prioritization and decision making?

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.....

Institutional Leadership

What is the place of local leadership in the implementation of poverty alleviation projects?

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.....
.....

Describe the extent to which local leaders are involved in ensuring success of community based housing projects?

.....
.....

.....
.....
Socio-Economic environment

Does poor condition that exists in slum affect implementation of community based housing projects?

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.....
.....

How does traditional beliefs/culture affect the success of community based housing projects in Slums?

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.....
.....

Performance of Community Based Housing Projects

Describe the existing living conditions in slums in comparison to 5 years ago. Is there any improvement?

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.....
.....

What are the housing conditions levels in slums in comparison to 5 years ago?

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.....

APPENDIX III: Interview Guide

1. Describe any of the community based housing projects you are aware of in Mukuru Slums?
2. Describe some of the existing structures for community participation in Mukuru Slums
3. How effective are the existing community participation structures in strengthening the community involvement in community based housing projects?
4. What is the role of local leadership in local development? What has been the mobilization of local leadership in promoting development through community based housing projects by government or nonprofit organizations (NGOs, CBOs or FGOs).
5. Describe the existing socio-cultural environment in Mukuru Slums. In what ways has this environment affect community based housing projects in the slums (for example how has social conditions and culture affected these projects).
6. In your opinion, have the community based housing projects resulted to improved standards of living, increase employment opportunities and reduced social evils in the community. Please describe
7. What are some of the factors/challenges that have affected the performance of community based housing projects?
8. Any suggestion on how the effectiveness of these community based housing projects can be improved

Appendix IV: List of NGOs & CBOs in Mukuru Slums

SER NO	NAME
1.	ACTION AID INTERNATIONAL
2.	PLAN INTERNATIONAL
3.	RUEBEN CENTRE
4.	AMERICA SHARE ORGANIZATION
5.	SHOFKO ORGANIZATION
6.	ADVENTURES IN MISSION – KENYA
7.	CARE HIGHWAY HUMANITARIAN AID
8.	CHERYL WILLIAMS FOUNDATION
9.	CHRISTIAN CONCERN MINISTRIES
10.	COMMUNITY ORGANIZATION FOR ENVIRONMENT AND DEVELOPMENT INITIATIVES
11.	COMPASSIONATE CARE ORGANIZATION
12.	SISTERS OF MERCY ORGANIZATION
13.	FRIENDSHIP AWARDS ORGANIZATION
14.	KENYA COMMUNITY DEVELOPMENT ORGANIZATION
15.	HUMANITY FOR ORPHANS, YOUTH AND WIDOWS INITIATIVES KENYA
16.	KENYA URBAN SLUM SERVICE ORGANISATION
17.	KIANDA JOINT WOMEN ORGANIZATION
18.	MAHWI EDUCATIONAL CHARITY FUND
19.	MULTINATIONAL FUND FOR DEVELOPMENT AID
20.	PEGGY COMFORT CENTRE
21.	RESOURCE CENTRE FOR SLUMS
22.	SAMARITAN'S ARK INITIATIVE
23.	SHIRIKI CHARITY ORGANIZATION
24.	SOLIDARITY FOR ECO - FRIENDLY EFFORTS IN KENYA
25.	SPORTS FOR LIFE PROGRAMME
26.	SPURGEON CHILD CARE KENYA
27.	ST. LAZARUS COMMUNITY - FOCUS DEVELOPMENT FOUNDATIONS (SAINTLAZ)
28.	STARA PEACE WOMEN ORGANISATION
29.	STRATEGIC COMMUNITY DEVELOPMENT NETWORK
30.	THE CHRISTIAN CONCERN MINISTRIES

31.	UZIMA CENTRE LEADERSHIP AND DEVELOPMENT
32.	WORLD CONCERN
33.	MUUNGANO MASHINANI INTIATIVE

