ASSESSING THE INFLUENCE OF STAKEHOLDERS' PARTICIPATION IN PUBLIC HOUSING DELIVERY IN KENYA: A CASE OF THE NAIROBI CITY COUNTY.
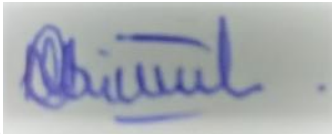
MONICAH WANJIRU

C51/11897/2018

A RESEARCH PROJECT SUBMITTED IN PARTIAL FULFILMENT OF THE REQUIREMENT FOR THE AWARD OF MASTER OF PUBLIC ADMINISTRATION OF THE UNIVERSITY OF NAIROBI.

SEPTEMBER, 2022

DECLARATION

This research project is my original work and has not been presented for award of a degree in any other university.

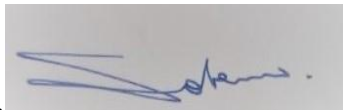SIGN… DATE **3rd November, 2022**

MONICAH WANJIRU

REG. NO.: C51/11897/2018

Department of Political Science and Public Administration

University of Nairobi

I confirm that the work reported in this research project was carried out by the candidate under my supervision

SUPERVISOR

SIGNATURE… DATE **3rd November, 2022**

DR. SOLOMON OWUOCHE

Lecturer,

Department of Political Science and Public Administration

University of Nairobi

TABLE OF CONTENTS

ACKNOWLEDGEMENT

This work would not have been a success without the support of my supervisor Dr. Solomon Owuoche who consistently provided invaluable guidance. I would also like to thank Dr. Patrick Kasyula for his mentorship and insightful recommendations on my study's literature review and data collection. In addition, I want to thank my parents for supporting me while I undertook my studies

DEDICATION

To the Kinuthia family for providing me with the best support system in my academic endeavors and to the victims of urban housing inequalities.

ABSTRACT

Housing plays a critical role in socio-economic development. As such, it is accorded primacy in a nation's policy and legal framework. In Kenya, various policy and legislative measures have been formulated in order to address this policy problem. Lamentably, despite the retinue of legislative and policies enacted, Kenya is still bedeviled with a deteriorating housing conditions and an ever ballooning shortfall in housing units, a situation further compounded by the explosion of slums and informal settlements in urban areas. Housing policies targeting measures to provide public and/or affordable housing to low income groups have failed as they neither satisfy the real beneficiaries nor achieve their initial objectives. In lieu of the foregoing, this study seeks to assess the influence of stakeholders' participation, information sharing, legal environment and social accountability in public housing delivery in Nairobi City County. First, the study examines the influence of information sharing on public housing delivery. Secondly, the study explores the role of social accountability in public housing delivery. Thirdly, the study examines how the legal framework on public participation influences public housing delivery. Employing the systems theory and a case study approach, the study finds that meaningful stakeholder participation has been rarely undertaken leading to the failure to understand the financing and other challenges bedeviling housing policies, amplification of costs that policy designers fail to account for and a lack of clarity on issues to do with housing as well as limited information to the common citizen. Additionally, the study found that there's a mismatch in the budgetary support as well as between the housing policy and legal framework designs and what is realized. The study recommends for the need to enhance meaningful stakeholder participation through awareness creation by the adoption of an open governance policy especially through proactive disclosure of information on housing as well as citizen participation in the push for sustainability of housing initiatives.

CHAPTER ONE

INTRODUCTION AND BACKGROUND TO THE STUDY

1.1 Introduction

The importance of stakeholder involvement has attracted increasing attention. This has been affected by what Hindess (1997) refers to as the "democratic gap," in which democratic regimes fail to relate to and fulfill their citizens' ambitions (Hindess, 1997). The public sector is changing, there is less trust in public institutions, and there are more demand for service quality, all of which have led elected officials to question their legitimacy. Stakeholder involvement has also evolved into a desirable strategy for re-engaging disgruntled voters in politics and for enhancing policies. As a result, requests have been made for important stakeholders like neighborhood communities and charitable organizations to be involved in the formulation of policies (Bishop & Davis, 2002).

Stakeholder participation has been defined as the method by which stakeholders have input into and share control of choices and resources that have an impact on development activities. In accordance with this structure, policymakers are urged to consult with important stakeholders, including the community, experts, activists, and CSOs, in order to examine a particular policy problem, lay out goals for a policy, develop a policy, and lay out strategies for implementing that policy. Stakeholder involvement is seen as a method to recognize and include stakeholders in the pursuit of improved project outcomes (Bishop & Davis, 2002).

According to Abelson, *et al*. (2002), stakeholder participation has its roots in democratic theory, which views it as a necessary component of an effective democracy and, therefore, as intrinsically desirable in and of itself. Additionally, it is done in order to reach a particular choice conclusion. A third justification for stakeholder involvement is when it is pursued as a goal for more legitimate, responsible, or informed decision-making, or as a way to put off or share the blame for a challenging decision (Abelson, et al., 2002).

Stakeholder involvement in the policy-making process has become a catchphrase. The institutional and political context in which this engagement takes place is a key explanation for this ubiquity, yet stakeholder participation has tended to face a variety of difficulties. This includes inadequate

political uptake of results from involvement, institutional and political impediments, and failing policy integration (Wesselink, et al., 2011).

In the United States for instance, while there have been attempts to institute and enhance public participation in public housing policies such as mass housing infrastructures, there have been challenges encountered in the stakeholder participatory approaches in mass housing infrastructures due to a lack of meaningful engagement (Adindu, et al., 2020). In Nigeria, the constant violence associated with stakeholder participation has militated against substantive stakeholder participation (Muse & Narsiah, 2015). In Kenya, studies on stakeholder participation find that where the public is involved, though there is stakeholder participation, meaningful participation is hampered in the absence of civic education on the policy process and the role of the stakeholders. However, where there has been civic education, it plays a major role on the effectiveness of public participation in the policy process (Kaseya & Kihonge, 2016).

In this regard, there is a need to examine how stakeholders' participation including in information sharing between the agencies and the public at large, accountability and the legal environment espousing public participation influence the delivery of housing units.

1.2 Problem Statement

Housing plays a critical role in the socio-economic development of a given country. As such, it is accorded primacy in a nation's legal framework. In Kenya, various policy and legislative measures have been formulated in order to address this policy problem. These measures include the formulation and enactment of various sessional papers, the Housing Act which creates the National Housing Corporation tasked with the implementation of the Kenya's housing policies and programmes. Other policies such as the Vision 2030 as well as the Big Four Agenda have been mooted to address housing. Moreover, the role of housing has been reiterated with the codification of the right to housing under the Constitution's Chapter Four on the Bill of Rights calling upon the government to put policy measures to ensuring adequate housing for all.

Despite the retinue of legislative and policies enacted, Kenya is still bedeviled with a deteriorating housing conditions and an ever ballooning shortfall in housing units. According to the UN Habitat (2019), the housing deficit in Kenya stands at two million housing units with the gap growing at

an exponential rate of about 200,000 units a year. Furthermore, the housing problem is complicated by explosion of slums and informal settlements in urban areas (UN Habitat, 2019).

Secondly, there hasn't been much public involvement in the supply of public housing, as seen by the literature on the subject. As noted by Mitullah (1993), housing policies targeting measures to provide public and/or affordable housing to low income groups have failed because they neither satisfy the real beneficiaries who hardly fall within the target group nor do they achieve their initial objective of housing the low income groups. The lack of individual and group demand-making, interest representation, and difficulty resolving disagreement, which would have otherwise supported the housing policy procedures, further worsened this dilemma (Mitullah, 1993). The fact that slums and informal settlements are mushrooming to fill the gap that there were 1.85 million unmet housing units as of 2018 is not surprising (Giti & Ondieki, 2019).

In lieu of the foregoing, this study seeks to assess the influence of stakeholders' participation, information sharing, legal environment and social accountability in public housing delivery in Nairobi City County. First, the study examines the influence of information sharing on public housing delivery. Secondly, the study explores the role of social accountability in public housing delivery. Thirdly, the study examines how the legal framework on public participation influences public housing delivery.

1.3 Research Questions

   i.   How does information sharing influence public housing delivery?
  ii.   How does social accountability influence public housing delivery?
 iii.   How does the legal framework on public participation influence public housing delivery?

1.4 Research Objectives

1.4.1 Broad Research Objective

The main objective of this study was to assess the influence of stakeholders' participation, information sharing, legal environment and social accountability in public housing delivery in Nairobi City County.

1.4.2 Specific Research Objectives

i. To examine the influence of information sharing on public housing delivery
ii. To explore the influence of social accountability in public housing delivery
iii. To assess how the legal framework on public participation influences public housing delivery

1.5 Justification of the Study

1.5.1 Academic Justification

Academically, the study will help enhance the existing literature on public participation in the social policy making process. Furthermore, in testing the theories of public participation and public policy, the study will inform the literature on the intersection between public policies and public participation and the influence the latter has on the optimal performance of the former. Thirdly, the study will help in placing legal frameworks as foundational and regulatory enablers of public policy processes.

1.5.2 Policy Justification

The study will inform the formulation of legal enablers to public participation in public policy making at all levels of governance. Furthermore, the study will help bridge gaps in information dissemination framework in order to enhance focused and information driven policies and policy interventions. Thirdly, the study will help in the process of legislation and revision of statutory

laws as well as governance regulatory frameworks in order to streamline the implementation of public housing policies. The study will further inform on the government's housing pillar in line with the medium term development goals. The study also aims at bringing to light the role of technology in promoting public participation in the local context.

1.6 Scope and Limitations of the Study

1.6.1 Scope of the study

The scope of this study is the influence of stakeholders' participation in public housing delivery in Kenya. Specifically, the study sought to measure how key aspects of public housing policy processes i.e., stakeholders' participation, information sharing, legal environment and social accountability influence the outcomes of public housing policies and legal frameworks. The study's geographic scope is Nairobi City County. Temporally, the study examined public housing delivery since 1973 when the Nairobi Master Plan was mooted to 2019.

1.6.2 Limitations of the study

1.6.2.1 Methodological Limitations

The study adopted a modest sample size. While the sample size might be deemed small and thus difficult to discover significant causal relationships from the data, the researcher has remedied this by employing a mixed method to enable the triangulation of findings. Collecting data from respondents who rely on memory might induce the self-reported data problem in research due to selective memory, telescoping, exaggeration and attribution. The self-reported data problem was cured by inferences to secondary data as well as reports and triangulation of data from other respondents.

1.6.2.1 Limitations of the Researcher

The researcher encountered access problems for government agencies, data, or documents. The researcher purposively pursued good offices to enhance access. Owing to the temporal limits of

data collection, the researcher ensured the meticulous and exhaustive review of secondary data in order to remedy the longitudinal effects of collecting data in limited time.

1.7 Operationalization of Terms

Legal Framework on Stakeholder Participation: A set of documents including legislation, regulations, the constitution, and contracts (Natural Resource Governance Institute, 2015). In this study, the concept denotes laws, executive orders and by laws that set out procedures and goals which might be used in public participation.

Information Sharing: refers to the process in which communication takes place between stakeholders in a public policy process and which is geared towards informing, consulting and involving the citizens and/or stakeholders in public policies (Baporikar, 2014). In this study, information sharing will refer to activities in the policy process geared towards sharing government information, seeking comments on issues and policies, and using public inputs in the decision making process.

Public Housing: Direct government provision of housing and/or any other form of government intervention that lowers the market price of housing in order to deliver units that are adequate in standard and location and which reasonably priced and tailored for the section of society that fall within and/or below the national median household income (Cytonn, 2018). This study construes affordable housing units as those units that can be afforded by individuals whose annual income is Kshs 600,000 or below.

Public Policy: A path of action pursued to meet a certain target in a given polity (Mackay & Shaxton, 2010). In this study, public policy refers to a system of laws, regulatory measures, courses of action, and funding priorities concerning housing promulgated by the governmental or its representatives.

Policy Targets: It is an intended target that policy-makers wish to achieve (Economics Online, 2015). In this study, policy targets denote a specific level or rate set for the chosen objective of the housing policy.

Slum: Urban dwelling characterized by a lack of one of the following; durable housing of a permanent nature that protects against extreme climate conditions; Sufficient living space which means not more than three people sharing the same room; Easy access to safe water in sufficient amounts at an affordable price; Access to adequate sanitation in the form of a private or public toilet shared by a reasonable number of people; and, Security of tenure that prevents forced evictions (UN HABITAT, 2004).

Social Accountability: Social accountability is a citizen-driven initiative to hold public institutions accountable for how they utilize and provide public resources through the policy process (Bogason & Musso, 2006). In this study, social accountability refers to how citizen participate in policy processes in order to ensure that they receive high-quality policy products that are reasonably priced and delivered according to schedule and budget.

Stakeholder Participation: Refers to the process by which public values, needs, and concerns are taken into account when making decisions. It is predicated on two-way dialogue and interaction between the policy's implementers and stakeholders (UN HABITAT, 2004). In this study, it will refer to how stakeholders interact with policymakers in the operationalization of a public policy.

1.8 Literature Review

1.8.1 Introduction

Literature on housing as a public policy issue in developing countries traces the policy problem on the issue to urbanization in the post-colonial era which has been characterized by high rates of urbanization. As a public policy priority, the delivery of housing units has been touted as critical cog in the socio economic development of polities as adequate and affordable housing provides safety and security and improving the life of communities and urban localities as a whole. Furthermore, housing programs have the potential to advance the urban economy and the labour markets hence, a strategic and integrated live/work approach is desirable (Chen, Stephens, & Man, 2013).

Numerous nations experience acute housing unit shortages in urban areas. According to a study by Contagion, as of 2013, Turkey's housing shortfall stood at 1.5 million units, while Russia's

housing shortage was 1.6 billion square meters. In the Philippines, there was a housing shortage of 2.6 million units in 2005. Every country on the African continent suffers from a severe housing scarcity, which is only becoming worse rather than better. In order to accommodate the rapidly expanding number of new urban households in Africa, about 60 million new housing units are required in major African metropolises, according to UN-Habitat (2011). The number of housing units required in African cities will quickly surpass 100 million when one takes into account the requirement for the replacement of insufficient and dilapidated housing units or the construction of new units to ease overcrowding (UN- Habitat, 2011; Contagion, 2013).

1.8.2 Influence of Information Sharing On the Delivery of Public Housing

Adequate and affordable housing has posed a monumental challenge not only to development but also to enhancing standards of living particularly in the Global South. In India for instance, the problem, Gopalan and Venkataraman (2015) estimates the shortage of housing units to be over 18 million. The challenge particularly affects those earning within or below the median wage. According to Gopalan and Venkataraman (2015), 99% of this shortage affects those in the economically weaker sections of society (Gopalan & Venkataraman, 2015).

Given the aforementioned, affordable housing has been hailed as a crucial component of social welfare policy and the availability of cheap housing. According to the Organization for Economic Co-operation and Development (OECD), this amounts to more than 28 million dwelling units in OECD European member states and around 6% of the overall housing stock in the European Union, including both OECD and non-OECD nations. As a result, the social housing industry continues to place a high priority on providing affordable housing. However, in the developing world, a greater concentration of low-income and vulnerable tenants and a smaller cross-section of income levels have put the housing industry under increasing pressure. This poses significant threats to the industry's ability to sustain its economic growth and will result in an increase in the spatial concentration of disadvantage and poverty (Organisation for Economic Co-operation and Development, 2020).

To solve the challenges of affordable housing teased out by Gopalan and Venkataraman (2015) and the Organisation for Economic Co-operation and Development (2020), a number of scholars have buttressed the import of information sharing in housing delivery and enhancing the success

of the implementation of housing policies targeting the section of society that falls within and/or below the national median household income. In a similar vein, the same has been a subject of consideration in literature.

To Watson, et al. (2014) for instance who examines the implementation strategy for an American housing policy intervention referred to as the Housing First model (HFM) in Chicago and in Indiana, the housing strategies that succeeded largely employed inter-agency information sharing strategies (Watson, et al., 2014). However, while Watson, et al.'s (2014) thesis is a critical starting point in examining the role of information sharing in the performance of public housing projects, the thesis negates to examine in depth where information sharing is critical in a policy process; whether at the start or at the tail end. Additionally, the study fails to examine the role of information sharing with the public and the success of such a housing policy intervention.

Zhang, et al. (2020), who are attempting to explore deeper into the function of information sharing in housing policy interventions, contend that each stage of the policy process produces a significant amount of information in public housing policy interventions. Zhang, et al. (2020) regret that lengthy project lifespans and intricate organizational structures may cause significant information loss, attenuation, and separation during the transmission process, a condition that could have a negative impact on the delivery of the public housing policy intervention. Each step of the policy-making process generates a substantial amount of information in public housing policy interventions, according to Zhang et al. (2020), who are aiming to delve deeper into the role of information sharing in housing policy interventions. Zhang et al. (2020) express regret that extended project lifespans and complex organizational structures would result in significant information loss, attenuation, and separation during the transmission process, a situation that might impair the delivery of the public housing policy intervention (Zhang, Yuan, Xia, & Bouferguene, 2020).

Sharing information about land tenure and property rights has an impact on how public housing is delivered. The World Economic Forum (2019) states that enhancing access to infrastructure and securing land tenure and property rights boost investment in land. The World Economic Forum (2019) mentions housing changes in informal settlements in developing countries in their report. They do warn, however, that well-intentioned measures to turn unauthorized encampments into named land run the risk of escalating inequality as these actions typically favor those who have

better access to information (World Economic Forum, 2019). Regarding the numerous policy initiatives taken by the authorities to address the housing needs in Nairobi's informal settlements, these conclusions might be a crucial place to start.

Shah (2021) asserts that although there are many options available in Kenya's housing market, the potential for scale is not being fully used. Shah (2021) discovers that although finance has been mentioned as a potential issue impairing the performance of the supply of housing units, it is frequently not the main limiting factor. The importance of information exchange throughout the lengthy and intricate housing value chain is a crucial one that is sometimes ignored. As a result, Shah (2021) concludes that there is a need to foster an open source culture that encourages knowledge sharing, operate across the spectrum of housing sub-markets, and actively promote both homeownership and renting tenures as well as hybrid rent to own structures (Shah, 2021).

Howell (2018) argues that housing policies are a team effort. Therefore, the planning process should strike a balance between the combative relationships required to contest current, dysfunctional, or unfair policies, and the collaborative partnerships required to address issues and develop new housing policies. Howell (2018) makes the case that information sharing is at the core of the complexity of urban planning issues using the example of the DC Preservation Network. This suggests the necessity for a setting where stakeholders can develop trust, encourage cooperative learning, and share data (Howell, 2018). Owing to the idea of housing policies as collaborative endeavours, there is a need to examine the same in the Kenyan urban housing terrain and particularly in lieu of new developments such as public private partnerships in housing delivery in Kenya.

The Chinese government's policy interventions intended to support the country's national strategy to increase the large-scale building and provision of affordable housing are the source of a second case study. Cai (2018) claims that although municipal governments in China are in charge of implementing and allocating various housing provision programs at the local level, Beijing's central government frequently steps in. Lack of information openness leading to poor departmental cooperation is the cause of low efficiency and unjust housing allocation in such a collaborative endeavor, similar to the one listed by Howell (2018) (Cai, 2018).

The lack of suitable and inexpensive housing has proven to be a major problem in the Global South, according to the literature. This makes policy changes necessary in order to make affordable housing a reality. However, despite supporting the importance of information sharing in housing delivery, the research reviewed neglect to analyze in depth whether information sharing is crucial at the beginning or conclusion of a policy process. The study also neglects to look at the importance of public information dissemination and the effectiveness of such a housing policy intervention, particularly with relation to addressing housing needs in Nairobi's informal settlements. Furthermore, in light of recent developments like public-private partnerships in housing delivery in Kenya, it is necessary to study housing policies as joint endeavors in the context of urban housing in Kenya.

The inclusion of the voices of historically marginalized individuals and vulnerable groups into the public discourse has been hailed as a transformative tool for social change. According to Shrestha and McManus (2008), it is essential to include public input in order to have fair and representative decision-making in order to accomplish sustainable development in the current day. The processes must be comprehensive if the public housing policies are to serve the interests, needs, and hopes of all stakeholders. Maintaining the high standard of public housing in Hong Kong has been made possible in large part by the participatory and consultative governance process (Chiu, 2010).

The necessity to rediscover the citizen in interactive public policy making, as described by academics like Erik-Hans Klijn and Joop F.M. Koppenjan, is a major factor in the importance of public engagement in the public policy process. According to Klijn and Koppenjan (2018), a citizen with ambiguous preferences has defined the development of the modern state. This is primarily caused by a gulf in state-society ties and a disconnection between the citizenry and the political system. The two academics contend that the processes of individualization are to blame for citizens' alienation from the democratic system. As a result, from that angle, participatory policymaking might be seen as a quest for the citizen.

A crucial tool in the policy-making process is public participation. In research evaluating the influence of public engagement in housing policies and the impact this has on the attainment of the housing policy aims, this has been reaffirmed in the literature. Wenjing Fan and Jinming Chang (2015) found that the public was dissatisfied with the old residential renovation, infrastructure maintenance, and the construction of affordable housing, which contributed to further housing

shortages, in their study assessing the satisfaction of residence conditions and public housing in Beijing, China. This unhappiness was largely linked to a lack of public participation and the ensuing insufficient articulation of the public's desires.

Mara S. Sidney's (2007) research, which links the issue of public housing to the process of creating housing policy, supports this claim. According to Sidney (2007), the pre-decision stage of the policy formulation process is crucial because it aids in problem identification and/or the creation of a set of policy choices. Additionally, in order to focus on a smaller number of options in order to make the final policy decision, public participation is essential. This phase aims to investigate strategies for addressing the specified policy issue, outlining the objectives and priorities, and assessing the range of options open to achieving those objectives. In addition to providing an information-driven viewpoint on policy formulation, the goal of public participation at this stage is to elicit opinions on the advantages and disadvantages of each choice as well as the associated externalities. Additionally, it assists in identifying and constructing the distinct sets of policy instruments that make up each approach (Sidney, 2007).

Public participation is essential to the continuation of public housing policy because it generates significant public support from both the beneficiaries and the general public. Solid institutional frameworks supported by strong governance and a fair distribution process, like in Singapore, are further determinants for the success of housing programs (Deng, Sing, & Ren, 2013). A decentralization of housing policies is also necessary, along with prompt information transmission to enable public discourse. The internet has shown to considerably increase democracy, community engagement, and civic engagement in the twenty-first century. The internet, in contrast to previous media, offers opportunities for adaptable, quick, and affordable interpersonal communication. As a result, it may be a crucial instrument that enables participants in the policy-making process to discuss ideas and examine various possibilities whenever it's convenient for them. Additionally, it enables the spread of knowledge to a larger audience (Mossberger, Tolbert, & McNeal, 2008)..

The challenge of balancing the extent of the subsidy and rent levels, the scope of the program, as well as the quality and placement of the housing is typically confronted by public housing projects. For example, in the United States, the federal government's housing policy sought to ensure that public rental housing houses a diverse range of socioeconomic classes, with a focus on the

vulnerable, in order to rehouse the lower classes who had been made homeless by the demolition of slum dwellings. In response, the federal and state governments worked together to lessen space requirements, build homes in outlying areas, and increase housing density in order to make public rental housing accessible to various social classes (Forster, 2013; Stephens, 2014).

These observations present a catch 22 that challenges the viability of public housing as both affordable and accessible. However, other studies have proven that, depending on the approach taken and how public housing is perceived, it is possible to achieve integrated public housing without compromising on one or the other by exploring a number of alternatives including, disseminating timely information and allowing for public discourses.

1.8.3 Influence of Accountability on the Delivery of Public Housing

Numerous studies have looked at the various forms of accountability throughout the public housing value chain in order to analyze the impact of accountability on the delivery of public housing. For instance, Borasino (2019) examines how governance impacts the efficacy of housing policy. Borasino (2019) examined the factors that limit the effectiveness of the housing policy in addressing the needs of low-income groups in Lima, Peru, and discovered that the lack of intergovernmental coordination and the lack of accountability in spaces of participation limit the effectiveness of housing policies (Borasino, 2019). Drawing in these sentiments, there is a need to examine the Kenyan public housing value chain and the role of accountability therein particularly with regard to the implementation of mechanisms for ensuring accountability in housing policies.

To Kang and Altes (2015), The problem of accountability arises from the need to balance multiple interests during the formulation and implementation of housing programs. As a result, decision-making at the municipal, state, and/or federal levels must be responsible. Accountability procedures may vary during the policy-making process. As a result, in systems of plan-led and development-led planning, formal accountability is systematized differently. Accountability in plan-led systems, on the other hand, pertains to the issue of whether development occurs in accordance with the plan. On the other hand, accountability in systems that are focused on development is related to whether or not development is governed by a set of principles (Kang & Altes, 2015). Owing to this dichotomy, there is a need to analyze the approach employed in the

third world and particularly in urban policy housing in Kenya with a view to explore the shortcomings therein.

Smyth (2017) asserts that there are various lenses through which one should examine the function of public accountability in public housing procedures. A tenant-centric view, an elites- and experts-centered lens rather than democratic public accountability, and a critical public accountability lens where civil society aims to confront and constrain the state are some examples of this. Regrettably, the implementation of tenant membership arrangements is progressing slowly in many housing policies around the world. Thus, a holistic lens takes advantage of each of the aforementioned lenses' advantages (Smyth, 2017). However, Smyth's study does not aptly articulate the best accountability prescription particularly with regard to public housing in countries bedeviled by corruption and malpractices in the public realm.

According to Jackson (2020), it is impossible to dispute the importance of institutional accountability procedures in the provision of public housing. As a result, the availability of accountability mechanisms, like a consent decree, frequently affects the degree of participation, the composition of the units, the choice of tenants, the design, and community building initiatives during plan implementation. Jackson (2020) finds that accountability mechanisms increase commitment, which is essential for the success of housing policies, particularly at earlier stages of development as well as during the implementation phase, drawing on a comparative case study of two mixed-income planning efforts in Chicago. Without accountability measures, according to Jackson (2020), housing programs have a tendency to veer further from planned policy plans (Jackson, 2020).

The International Rescue Committee (2015) argues that accountability is essential in assisting policy stakeholders to act collectively to influence important decisions, monitor service quality, and demand better services in a report examining strategies that aim to enhance responsiveness and accountability in service delivery. These tactics, which are commonly referred to as social accountability approaches, might include everything from distributing patient charters and conducting budget literacy campaigns to client exit interviews, tracking public spending, and creating community scorecards. The International Rescue Committee (2015) states that the political, legal, and socioeconomic context in which these initiatives are introduced, as well as the unique opportunities and challenges to user engagement and responsiveness associated with

various service sectors, all play a role in the utility of social accountability in the policy process (International Rescue Committee, 2015).

In analyzing the influence of accountability on the delivery of public housing, the studies reviewed point for the need to examine the Kenyan public housing value chain and the role of accountability therein particularly with regard to the implementation of mechanisms for ensuring accountability in housing policies. Additionally, there is a need to analyze the approach employed in the third world and particularly in urban policy housing in Kenya with a view to explore the shortcomings therein. The studies also fail to aptly articulate the best social accountability prescription particularly with regard to public housing in countries bedeviled by corruption and malpractices in the public realm.

1.8.4 Influence of the Legal Framework on Public Participation on Public Housing Delivery

Scholars examining the influence of legal frameworks on the public policy point out at two facets; first, legal frameworks as policy guides and secondly, legal frameworks as regulatory frameworks. According to Blind (2012), legal frameworks create conditions that influence and restrict the policy process. As such, Blind postulates that changes in the legal framework guiding a policy have a significant influence on the dynamics of public policy. With regard to the legal framework on public participation, scholars argue that it is a critical ingredient to meaningful public participation and subsequently, the policy process.

As enablers of the public policy, legal frameworks on public participation are seen as guides with a right to dictate appropriate policy behaviour out of the belief that legal frameworks act according to a shared moral purpose with citizens (Jackson et al., 2012). This is augmented further by Tyler and Jackson's (2014) thesis on the role of legitimacy in a political system. The two argue that legitimacy elicited by legal frameworks has a positive influence on the policy by operationalizing the perceived obligation including public participation. In addition, legal frameworks enhance the need to encourage enthusiastic collaboration from all stakeholders to produce social order. It also promotes engagement with the citizenry in order to build socio-economic and political vitality through policies (Tyler & Jackson, 2014). According to Kauffman and Vicente (2011), legal

frameworks are also critical in enhancing the ways to handle issues affecting the political environment under which a public policy is operates.

A well-organized deliberative process among stakeholders in the policy process can help generate more effective and innovative solutions to complex public issues (Fung & Wright, 2003); (Bogason & Musso, 2006); (Wagenaar, 2007). Additionally, the right to adequate housing demands public participation in housing policy making processes at all levels of governance (Economic and Social Rights Centre (Hakijamii), 2012). For this right to be effectively realized, more answerable and responsive institutions that ensure there is meaningful engagement with the public in all policy processes. Stakeholder involvement in housing policy is critical in order to realize better policy decisions as well as provide solutions that are of value to the society at large.

Where authoritarian political structures and institutions suffice, the voices of the vulnerable are usually suppressed and their input often ignored or amounts to little more than tokenism. Many public housing projects in Kenya have fallen victim of this shortsightedness in not engaging their stakeholders and consequently failed to achieve their goals. For instance, according to a 2016 World Bank report, the majority of Kenyans who live in urban areas and rely on sporadic and informal income sources find it difficult to afford NHC's housing units, and they are unable to access mortgage markets. The role of civil society organizations in ensuring access to adequate housing and infrastructure is crucial. They do this by forming partnerships with residents, raising awareness of these rights, mobilizing communities to voice their housing concerns, influencing housing policies and regulations, and acting as a go-between for the community and the government.

This pivotal role of the civil society is recognized in the sessional paper no.5 of 2004. In Nairobi's informal settlements, the Land and Housing Coalition establishes a coalition of nationally focused civil society actors with grassroots based networks working on issues of housing and land rights. To aid their functionality, this legal framework gives them financial support from the Civil Society Urban Development Programme (CSUDP). However, there is a dearth of information in the existing literature on how the county governments and the national government have engaged the various stakeholders and the outcome of these engagements. There was widespread criticism on the manner in which the public participation on the housing fund levy was conducted with a section of citizens feeling that the consultative meetings were a mock especially because there was no

sensitization, the time was inconvenient for the working class while the location of the meeting was also inconvenient even for the Nairobi residents.

According to Mugo (2017), Kenya is a perfect starting point on the import of the legal framework on public participation in the policy process. In her research on public participation at the devolved levels of governance, Mugo (2017) found out that while public participation has been codified as a critical ingredient in governance, legislative procedures at in the devolved system largely lack meaningful public participation owing to the inability of counties to develop enabling legislations to give effect to the provision of the law on public participation. Consequently, counties have been bedeviled with poorly conceived policy interventions and white elephants (Mugo, 2017).

A dynamic national policy environment that presents new opportunities and challenges has been the backdrop for Kenya's efforts to ensure that everyone has access to decent housing. Both domestic laws and international agreements bind Kenya. Kenya ratified the International Covenant on Economic, Social, and Cultural Rights (ICESCR) in 1972, making Kenya a party to the Covenant. According to the Covenant, every person has the right to a minimum quality of life, which includes having enough food, clothing, and housing. The covenant also mandates governments to take steps to gradually realize the full realization of the right to housing, calls for ongoing improvements in living conditions, and imposes broad obligations on the State in respect of socio-economic rights. The covenant recognizes the critical role played by the legal and institutional frameworks towards the realization of the right to social rights. This study will analyse the efficiency of the structures put in place in pursuit of this end with a focus on the Constitution 2010 and the Housing Act Cap 117.

The 2010 Constitution pledges to nurture and preserve the well-being of the person, communities, and the nation" and acknowledges the need for a government "based on the fundamental values of human rights, equality, freedom, social justice, and the rule of law" for the benefit of its citizens. The Kenyan Constitution states in its Bill of Rights that everyone has the right to "accessible and adequate housing, and to basic standards of sanitation." The study aims to evaluate changes being made to acts of parliament in order to provide more appropriate legal foundations for this implementation in light of the new constitution and the evolving times. The county governments are in charge of planning and developing housing developments, including the supply of physical and social amenities and infrastructure, but the national government is obligated to define the

general policy framework. The coordination of these tasks is not made clear in the constitution, nevertheless. Despite the fact that housing is a decentralized responsibility, the national government is crucial to its direction.

Post-independence The Sessional Paper No. 5 of 1966/1967, Kenya's first attempt at a National Housing Policy, intended to meet the nation's immediate and long-term housing demands. The policy's key guiding concepts included funding for housing, administrative structure, a housing program, research, and education. The establishment of a National Housing Authority as the vehicle through which the government will carry out the goals of the housing policy was one of the main recommendations. The government, acting through the relevant ministry, was tasked with overseeing the housing program. This policy did not meet its expected outcome of constructing 7,600 houses annually in towns and consequently there was an increase of slums and informal settlements in urban outskirts and an unprecedented urban sprawl.

The updated National Housing Policy sessional paper no. 3 of 2004 was proposed to address the nation's dwindling housing stock and fill the housing gap caused by demand exceeding supply, particularly in metropolitan areas. Overcrowding and the rapid growth of slum and informal settlements, especially in peri-urban areas, were two ways that this housing deficit was seen (Nabutola, 2004). Improved access for the poor to housing, social services, and infrastructure were the goals of the National Housing Policy sessional document no. 3 of 2004. The policy also aimed to promote integrated, participatory approaches to facilitate more economically sound housing development, increase formal and informal private sector investment in the construction of housing for low and middle income urban dwellers, and establish a Housing Development Fund that would be funded by budgetary allotments as well as financial assistance from development partners and other sources.

The passage of the Housing Act was another crucial measure. The formation of a housing fund, a housing board, and provisions for loans and grants of public monies required to make it easier to build homes were all included in this act, which was crucial. According to the Act, the National Housing Corporation was given authority to operate a housing finance institution with the ability to borrow money from the government, foreign organizations, pension and trust funds, and any other institution. The Corporation was also given the authority to conduct research and experimentation in housing-related areas, as well as to collect and disseminate information about

housing and related issues. Additionally, it was required "to establish, promote or assist in establishing or promoting, constitute, form or organize company's syndicates or partnerships alone or in tandem with any other person or institutions for the execution of any such functions as the Corporation is empowered to carry on under this Act; and to collect deposits and savings from the public to be applied to the funding of residential housing development and related matters. This study will seek to investigate on whether the research conducted by the Housing and Building Research Institute has influenced on the legal framework to allow for low cost affordable housing materials, whether there have been any partnerships and how these partnerships have contributed towards making housing more accessible to a wider pool of people.

On the other hand, the 2019 Land and Physical Planning Act included provisions for the division of urban areas. Unfortunately, despite the fact that zoning laws were designed to protect private property rights, their exclusionary nature has resulted in housing segregation and discrimination, which has a detrimental effect on housing developments' affordability because of the burden of lengthy site plan and permit procedures (Equitable Housing Institute, 2016). As a result, access to decent and affordable housing, especially for the most vulnerable and low-income people, becomes a myth. Another obstacle to housing affordability in Kenya is the country's high land prices, which can account for up to 60% of the price of a home in urban areas, with Nairobi having the highest prices.

A significant difficulty is still achieving more integrated planning and coordination. The effectiveness of public housing is strongly influenced by the political system. According to Chan and Yuan (2013), there should be little political meddling and a simplification of the public housing policy so that the purpose of public housing is widely understood. The public housing policy must be open to the circumstances and methods of operation in the industry as a whole. Policies must take into account the fact that a significant portion of urban residents who rent housing choose the most economical choice rather than putting their attention on boosting home ownership (The World Bank, 2016) as housing policies that solely promote the ownership model tend to benefit middle-income segments and fail to serve the poorest quintile. This study seeks to find out how responsive the existing legal framework is, towards realisation of the 500,000 affordable housing units by 2022.

1.8.5 Summary of Gaps

There were a number of gaps identified. For instance, the review of Watson, et al.'s (2014) implementation strategy for an American housing policy intervention in Chicago and Indiana, fails to examine in depth where information sharing is critical in a policy process; whether at the start or at the tail end. Additionally, the study fails to examine the role of information sharing with the public and the success of such a housing policy intervention.

Secondly, there is a lacuna as to how stakeholder participation and information sharing is incorporated at the various stages of the enactment of the policies and legal frameworks on public housing. This is more pronounced owing to the idea of housing policies as collaborative endeavours between the state and the citizenry. This left a lacuna as to stakeholders' participation in the Kenyan urban housing terrain and particularly in lieu of new developments such as public private partnerships in housing delivery in Kenya.

The study also benefited from insights on studies on stakeholder participation from municipal governments in China which are in charge of implementing and allocating various housing provision programs at the local level. Lack of information openness for instance was noted to lead to poor departmental cooperation. However, there was a gap since despite supporting the importance of information sharing in housing delivery, the research reviewed neglect to analyze in depth whether information sharing is crucial at the beginning or conclusion of a policy process. The study on China also neglects to look at the importance of public information dissemination and the effectiveness of such a housing policy intervention, particularly with relation to addressing housing needs in Nairobi's informal settlements. Furthermore, in light of recent developments like public-private partnerships in housing delivery in Kenya, it is necessary to study housing policies as joint endeavors in the context of urban housing in Kenya.

Reviewing studies from the Global North, the study noted that there was a challenge of balancing stakeholders participation public housing projects with an overflow of participation impending housing delivery. However, other studies have proven that, depending on the approach taken and how public housing is perceived, it is possible to achieve integrated public housing without compromising on one or the other by exploring a number of alternatives including, disseminating timely information and allowing for public discourses.

With regard to literature on social accountability on the delivery of public housing, Borasino (2019) shows that the lack of intergovernmental coordination and the lack of accountability in spaces of participation limit the effectiveness of housing policies. However, this may not be in tandem with the dynamics of the metropolises of sub-Saharan Africa. As such, there is a need to examine the Kenyan public housing value chain and the role of accountability therein particularly with regard to the implementation of mechanisms for ensuring accountability in housing policies. Kang and Altes (2015), The problem of accountability arises from the need to balance multiple interests during the formulation and implementation of housing programs. Owing to this dichotomy, there is a need to analyze the approach employed in the third world and particularly in urban policy housing in Kenya with a view to explore the shortcomings therein.

In analyzing the influence of accountability on the delivery of public housing, the studies reviewed point for the need to examine the Kenyan public housing value chain and the role of accountability therein particularly with regard to the implementation of mechanisms for ensuring accountability in housing policies. Additionally, there is a need to analyze the approach employed in the third world and particularly in urban policy housing in Kenya with a view to explore the shortcomings therein. The studies also fail to aptly articulate the best social accountability prescription particularly with regard to public housing in countries bedeviled by corruption and malpractices in the public realm.

While the studies reviewed showed that a well-organized deliberative process among stakeholders in the policy process can help generate more effective and innovative solutions to complex public, for this right to be effectively realized, more answerable and responsive institutions that ensure there is meaningful engagement with the public in all policy processes. Stakeholder involvement in housing policy is critical in order to realize better policy decisions as well as provide solutions that are of value to the society at large.

1.9 Theoretical Framework of the Study

This study employs the systems theory to assess the influence of stakeholders' participation in public housing delivery in Nairobi City County. Developed by David Easton, in his book, "The Political System" published in 1953, the system's theory sees public policies as a function of the

political system which integrates all deeds through which public policy is formulated and executed. The theory rests on a number of presumptions, the first of which is that a system underlies the formulation of public policy. Second, according to the idea, changes in a political system's social or physical environment result in demands and supports for action or the status quo that are funneled into the political system via political conduct. The theory also posits that public demands and support spur political system competition, which in turn results in decisions or outputs that are targeted towards various aspects of the local social or physical environment. The fourth tenet of theory is that actions taken—decisions and outputs—interact with the environment and cause it to change, leading to results (Easton, 1966).

The import of the theory in this study is that it helps in not only providing an insight into the policy process but also the role of the citizen and public participation within the entire public policy "system". Furthermore, in incorporating the citizen in the policy matrix, the theory helps in thoroughly examining a public policy problem in order to generate feasible policy objectives. Secondly, it helps in discovering and designing policy alternatives.

1.10 Research Hypotheses

H1: Information sharing has no impact on public housing delivery

H2: Social accountability significantly impacts on public housing delivery

H3: The legal framework on public participation influences public housing delivery

1.11 Methodology of the Study

1.11.1 Research Methodology

The methodology of the study is described in this section. The study site and population, research design, sample plan, tools and methods for gathering data, ethical issues, study limits, and assumptions are all described in this section.

1.11.2 Research Design

A research design is the structure a study uses to combine all of its various components in a logical and coherent manner, ensuring that the research problem was successfully addressed. This study used a case study design to evaluate the impact of stakeholders' involvement in the provision of public housing in Nairobi City County since independence. The design was chosen because it aided in a comprehensive analysis of the dynamics underpinning the implementation of policies on housing in a single geographical unit i.e., the City County of Nairobi.

1.11.2 Data Collection

1.11.2.1 Study Site

Nairobi County was the study's location. Kenya's largest city is located in Nairobi City County. The city, is located at 1°09′S 36°39′E and 1°27′S 37°06′E and has a population of 4,397,073 as of the 2019 census, covers 696 square kilometers (270 square miles). The study concentrated on the location of the Nairobi City County administration boundaries, which houses the housing division of the county. The choice of Nairobi City County is influenced by the researcher's accessibility as well as the availability of meso-scale housing initiatives.

Specifically, the study examined seven Nairobi City County housing schemes. These are; Kariobangi Tenant Purchase Scheme in Embakasi West Constituency, Uhuru Estate Tenant Purchase Scheme in Starehe Constituency, Kimathi Tenant Purchase Scheme in Makadara Constituency, Kayole Soweto Resettlement in Embakasi Central Constituency, Dandora Ex-Muoroto in Embakasi North Constituency, Mathare North in Ruaraka Constituency, and Ngei Estate in Lang'ata Constituency. The choice of these seven schemes was informed by the need to sample one housing project in the constituencies where Nairobi City County has undertaken a housing project in the post-independence era.

1.11.2.1 Study Population

A study population denotes all entities bearing the characteristic(s) a researcher is studying. The study population comprised of three categories of respondents; county residents, county administration officials and the provincial administration.

1.11.2.3 Sampling Strategy

Sampling denotes the selection of a subset of individuals from within a statistical population to estimate characteristics of the whole population. Convenience sampling technique was employed in this study. Convenience sampling denotes the sample taken from a group of people easy to contact or to reach. The choice of this sampling technique was influenced by the need of ease of access of respondents, limited resources at the disposal of the researcher and the prevailing COVID-19 pandemic. The researcher set a sample of 96 respondents.

The study employing the following formula to calculate the Sample Size

$$ss = \frac{Z^2 * (p) * (1-p)}{c^2}$$

Where z is the confidence level of 95% and c is the confidence interval 10. Using a household total of 1,506,888 households.

1.11.2.4 Data Collection Technique

Both primary and secondary data was collected in this study. Primary data was gathered using questionnaires and interview schedules. Questionnaires were employed owing to their spatial and temporal ease of administration, confidentiality and thus gathered more candid and objective replies. The questionnaire questions were both open ended and structured. Interview schedules on key informants sought detailed information from the respondents as well as their opinions on public participation and legal frameworks and the delivery of housing policy targets. Interview guides were structured in a way that they allowed further probing wherever clarification is necessary. Their choice was informed by their reliability of the information being high, giving in-depth information about particular cases, are systematic and time saving. These key informants included housing officials at the County housing department and at the state department for housing and urban development. Other key informants were legal and policy analysts at the social sector department of Kenya Institute of Public Policy and Research Analysts.

On the other hand, secondary data was obtained by appraising various books and records using document analysis guides. These document analysis guides helped validate the responses given by various respondents as well as provide a deeper insight. Both the primary and secondary date were necessary to address the objectives of the study.

1.11.3 Data Analysis and Presentation

1.11.3.1 Data Analysis and Ethical Considerations

The responses obtained were categorized according to specific objectives. Responses obtained using quantitative means were analyzed using the statistical packages for the social sciences (SPSS) in order to infer and interpret meanings in texts, frequencies and percentages. Qualitative data was analyzed using content analysis. This will entail interpreting meaning in texts and images.

1.11.3.2 Validity of the Study

The data collection instruments were pre-tested in order to ensure reliability as tools of data collection in order to clarify the questions on the instruments designed; the relevance of the information being sought; the language used; and, representation of content in the research tools. Validity was also be assured using three methods of data collection; the quantitative data collection method; the qualitative data collection method and the use of secondary data. This ensured the triangulation of data for the study.

1.11.3.3 Reliability

Reliability denotes the extent to which results are consistent over time and espouse an accurate representation of the total population under study. The researcher meticulously designed the data collection and analysis to ensure the study garners and/or yields consistent results.

1.11.3.4 Ethical Considerations

The study safeguarded ethical issues by putting several relevant measures in place. First, before going to the field to collect data, the researcher, will apply to the National Council for Science, Technology and Innovations (NACOSTI) for a permit to collect data. Secondly, upon being granted permission, the researcher reported to the Nairobi County Commissioner for further permission to conduct research in Nairobi County. Thirdly, the researcher ensured that the study participants had informed consent. In addition, the researcher gave them adequate information on the purpose of the study and requested them to participate voluntarily. The research was conducted on the condition of anonymity.

1.11.4 Chapter Outline

This study was organized into four chapters. Chapter one is the proposal of the study and introduces the broad issues on public housing policies and legal frameworks, the statement of the problem, objectives, significance of the study, literature review, theoretical framework and the methodology of the study.

The second chapter is the background of the study and traces the issue of public housing in Nairobi County and the various temporal policy interventions.

The third chapter analyses the data and presents the findings

The fourth chapter summarizes the findings, concludes the study and institutes recommendations to remedy the study issue under examination.

CHAPTER TWO

HISTORICAL RECAPITULATION OF HOUSING IN KENYA

2.1 Introduction

This chapter explores the historical recapitulation of housing in Kenya. The chapter is divided into two sections. The first part examines the historical background to the housing crisis in Kenya started with the colonial period to date. The second part examines the housing policies in Kenya.

2.2 The Historical Background to the Housing Crisis in Nairobi, Kenya

In third world countries, urbanization has become a key socio-economic phenomenon due to rural urban migration as people search for employment opportunities, as well as escape a receding agrarian economy ravaged by political neglect and climate change. As a result, demand for basic amenities such as housing has outstripped supply. Globally, there have been concerted efforts towards the improvement of housing both in the rural and the urban areas. In third world countries, governments have mooted intervention strategies on the same as ways to address the housing shortage as well as augment the role of the private sector in alleviating the housing problem (Kenya National Bureau of Statistics :KNBS, 2010).

As a result, public housing programs are intended to promote political and socioeconomic development. Over the years, Kenya has made an effort to provide its inhabitants with adequate and cheap homes. The government was required under Sessional Paper No. 5 (1966–1967) to provide suitable housing and a healthy environment to as many people as feasible at the lowest possible cost. In order to lower the cost of housing units, the adoption of appropriate building materials and technology was urged in Sessional Paper No. 3 (2004). The Vision 2030 development programmes which focus on population, urbanization and housing as a key area under the social pillar has envisioned sufficient and decent units of housing and in a sustainable environment. In addition, this called for the promotion of partnerships in order to enhance the availability of affordable housing.

Housing and a decent place to live are recognized as social rights in Kenya's constitution, which states in Article 43(1)(b) that "everyone has the right to accessible and adequate housing and to fair standards of cleanliness." According to Ochieng (2007), both conventional and unconventional housing delivery mechanisms have been deployed in Nairobi, including the provision of housing by the employer, the government, and Nairobi City Council; tenant purchase, site and service plans, and self-help tenements.

However, despite all these policy efforts, there still is an acute shortage of housing in urban areas with an estimated demand of 200,000 units and a supply of 20,000 units annually. This shortage especially affects the low income households whose demand is estimated at 48%, the middle income group is disadvantaged in terms of the affordability due to the high prices of middle income housing. The legal framework for housing including the Constitution 2010, Housing Act Cap 117, National Housing Policy 2004, Physical Planning Act Cap 286 and the Building Codes is fragmented and restrictive.

According to Home (1996), Nairobi's housing sector has faced difficulties since the British colonial authorities initially permitted the city to flourish without conducting an adequate survey or exercising effective management (Home, 1996). Nairobi's peculiar housing characteristics have evolved over time, reflecting the numerous political and institutional changes. During the colonial era, policy was skewed toward balancing in-migration, employment, and housing. Only those who provided work force were permitted to temporarily dwell in towns under the "Pass Laws." Employers, including the Nairobi City Council, were accountable for providing housing.

Simple dormitory blocks that allowed for individual bed space distribution made up the housing offered. Common facilities including the bathroom, kitchen, and shower were shared by everyone. Due to insufficient funding, the town council decided not to commit to housing for Africans and instead chose to transfer the responsibility to the federal government or the employer. The lack of incentives for private firms to provide decent accommodation for their employees due to the town's labor surplus made it difficult to provide housing.

With a perception that Africans did not pay rates hence were not entitled to municipal funds, there was a great opposition on provision of housing for Africans. The first public housing development in Africa was at Kariokor, followed by housing developments at Muthurwa, Starehe, and Shauri

Moyo. In 1943, a new housing bill was passed, creating the Central Housing Board, which would give grants and loans to the local government to help with project building. Despite the efforts, the supply of homes was unable to keep up with the demand. A group from Kenya visited South Africa in 1949 to assess the country's housing policies as a result of increasing debt. In a 1950 report, Mayor Ernest Vasey recommended relaxing both planning and public health requirements to make it possible to build more cheap homes that met the necessary criteria.

Since gaining independence in 1963, there have been significant changes in urban policy (Sessional Paper No. 6 of 1966–1967), which have changed the nature of housing, particularly in low-income areas. Instead than being temporary employees, Africans were now encouraged to settle down permanently. Housing for families that can live independently was a priority for the city administration. This resulted in a shift from a temporary, self-contained two room unit to the bare minimum permissible grade of bed space accommodation. People moved to Nairobi in large numbers once the restrictive regulations governing rural-urban migration were repealed, especially from places where the land reform program was becoming fully implemented. This was because they did not have the required amount of land (Ominde, 1971).

A severe housing scarcity was felt as a result of the city council overspending on the renovation of the colonial dormitories and the redirection of private sector funding to high income dwellings. The housing projects that had been the proud emblem of a new post-colonial commitment to urban welfare could not be made to pay at sub-economic rents, so the rent was raised to an economic level out of concern that the sub-economic housing would drive the city's finances further into debt without actually addressing the housing shortage. A significant flaw in the urban policy was letting social needs take precedence over economic realities (Ominde, 1971).

Migrants built temporary shelters on unoccupied municipal council-owned land in an effort to address the housing problem. However, because the squatter colonies were regularly destroyed, this did not hold over the long run. The Nairobi City Council loosened its building regulations in 1970 in an effort to meet that issue, and locals were urged to actively participate in the building of their own homes. The model of the site and service scheme was used (United Nations Economic Commission for Africa, 1976). Plots were allocated and a loan was offered for the construction of at least a two room house and a land lease of upto 33 years. Some of the positive outcomes of this

model was the incremental nature of construction and the growth of stable and attractive neighborhoods. Estates in Nairobi that benefitted from this include Ngei, Huruma and Dandora. The efforts of the government were joined by the World Bank, the Commonwealth Development Corporation, the World Council of Churches, the Agency for International Development, and the European Economic Community.

Later, when the National Housing Corporation was created under the Housing Act Cap 117, it became the government's main agency through which public housing schemes would be designed and implemented. This goal is pursued through tenant purchase, outright sale, housing loans and rental housing. Some of the public housing projects undertaken by NHC include Madaraka Infill Apartments under the outright sale option, the Langata and Kibera schemes under the tenant purchase option and the Woodley Infill under the rental housing. Some of its projects are specifically meant for civil servants under the Civil Servants Housing Scheme Fund (CSHSF) among them in Kilimani, Kileleshwa and Ngara. In an effort to achieve the Millennium Development Goals, the government launched the Kenya Slum Upgrading Programme (KENSUP) in 2004. It was developed in cooperation with various parties, including UN-HABITAT, and one of its main goals was the building of affordable homes. The development of 30 housing cooperatives and the construction of 822 housing units in Soweto were two of its major accomplishments. In 2011, the Kenyan government began an informal settlement improvement project with the help of development partners The World Bank, Agence Francaise de Development (AFD), and Swedish International Development Cooperation Agency (Sida), all of which are supporting pillars of housing. The project aimed to strengthen the security of tenure and improve infrastructure based on plans created in consultation with the community.

Nairobi's housing crisis continues to be a major issue, leading to the growth of squatter colonies and the construction of illegal additions to already-existing residential estates like Buruburu, Umoja, and Komarock (Kusienya, 2004). For the low-income section of the urban population, which makes up the great majority of city dwellers, quality housing remains generally inaccessible. According to the Ministry of Housing, there is now a 150,000-unit yearly need for new urban housing, and only 20 to 33% of this demand is being satisfied by the public and private sectors. The slums continue to expand as the housing projects do not meet the needs of the intended beneficiaries, the housing conditions over time in the public housing schemes become deplorable

pushing people out to seek better living conditions and consequently creating unintended pockets of poverty in the city. In a city like Nairobi where public housing is faced by a myriad of challenges including unavailability of land, there is need to shift from the traditional view of new large scale public housing development to new methods of supplying public housing such as purchasing of existing private houses, redeveloping public housing units and encouraging small scale developments as is the case of Seoul (Jang & Kim, 2013).

According to Mark Anderson and Keziah Mwelu (2010), this urban development projection was modified following a period of consistent economic growth in the 1940s. The first master plan for Nairobi was created by the British colonial authorities in 1948 and was intended to guide the city's development up until 1973. They contend that this strategy did not take the terrain of Kenya into consideration and instead mainly relied on European city planning models. A contemporary commercial district, administrative buildings, an industrial region, an enhanced transportation system, and housing estates for African servants working for the British were all part of the Nairobi City Plan. The city's other African-inhabited areas weren't included in the general master plan (Anderson & Mwelu, 2010).

The sprawling Kibera Slums for instance dates back to the colonial times. After the First World War, the British government allowed Nubian soldiers returning from service to settle in the area, then a forest at the western end of Nairobi, as a reward for their service in the war (Achungo, 2014). After independence, Nubians continued to build in Kibera as well as welcome new comers from all over the country. Furthermore, the fact that the areas surrounding Kibera were inhabited by the rich as well as the settlement's closeness to Nairobi's Industrial Area also offered an allure to those seeking cheap housing. This is because these two areas provided job opportunities especially manual jobs thus attracting rural Kenyans (Desgroppes & Taupin, 2011).

Achungo (2014) claims that after gaining independence in 1963, the newly installed African government made a number of house types illegal. Due to the new ruling's effect on Kibera's land tenure, the settlement is now illegal. Achungo goes on to claim that individuals continued to reside in Kibera despite the government's recent housing directive. Achungo (2014) contends that by the early 1970s, landlords in Kibera were renting out their buildings to many more tenants than was legally allowed (Achungo, 2014).

The newly installed cable of African elites further entrenched class segregation and the social marginalization of the poor when control was transferred to the Africans at the dawn of freedom in 1963. The city's development plans socially and economically excluded the majority of the populated African regions. The fact that the native restriction rule was reversed after independence, forcing rural people to seek opportunities in cities, compounded the situation. Africans were prohibited from entering urban areas under the native limitation rule, which was a tool of colonial socioeconomic control. In addition, the rural population, particularly the young, was obliged to migrate in large numbers to metropolitan regions due to the poor quality of the rural agricultural land and the lack of economic prospects there. People were driven to construct improvised and subpar homes as a result of the lack of efficient plans to house the city's growing population of urban migrants and the city's rapid urbanization (Anderson & Mwelu, 2010).

However, Anderson and Mwelu (2010) contend that the Kenyan government developed strategies to deal with slums as a result of global concerns and the desire for slum-free cities in the 1970s. The Kenyan government has since experimented with a variety of settlement development policies and techniques, including coerced eviction, resettlement, site and services packages, and slum upgrading. However, coerced eviction was the primary method of slum elimination approach used by the Kenyan government up until the year 2000 when United Nations member countries formulated and adopted the Millennium Development Goals, which focused on slum upgrading and improvement strategies (Anderson & Mwelu, 2010).

A number of scholars have examined the sources of urban housing challenges in the city under the sun. To Ouna for instance, the sources of these conflicts can be traced to the twin phenomenon of globalization and urbanization which, even though they present macro opportunities for growth and development, contribute to the complex myriad challenges of managing land issues in the metropolis. Using the case of the Nairobi City County, Kenya's economic capital and one of the key economic hubs in Africa, Ouna is of the view that while the city plays a critical role in the development of the country's economy by providing platforms that incorporate intense combination of economic, cultural and political factors of a country or region, the competition over the land resource as the first factor of production creates a contradiction that hurtles the city towards the path of endless bouts of conflict (Ouna, 2017).

In Nairobi City, Ouna postulates, globalization and urbanization trends can be observed in the city at a very rapid rate. Population growth is one of the greatest factors contributing to urbanization. Population growth in the city of Nairobi is as a result of rural to urban migration and population growth rather than due to industrial pull. Rapid urbanization in Nairobi has led to pressures on current public infrastructure as well as provision of basic services. However, historically, the city of Nairobi has been grappling with urban inequalities in terms of access to public goods and services continues to rise as the rich easily access such goods compared to poor households. Another key challenge is that population growth drives economic development as the demand for goods and services expands markets for producers as well as access to labour for goods and services providers (Ouna, 2017).

According to Klopp, the housing issues in Kenyan cities such as Nairobi is as a result of land grabs that are occasioned by the quest for land rents for urban development particularly real estate which is a significant mode of economic production in the city. This land grab is usually carried out by a handful of political elites and their kith and kin (Klopp, 2000). These sentiments are supported by Keller who postulates that the phenomenon of land grabbing has become a frequent occurrence in the City County of Nairobi largely due to corruption and poor documentation of land ownership by communities in low income neighbourhoods. These two issues tend to brew conflict as ethnic entrepreneurs and political brokers instigate violence over urban land access (Keller, 2014).

Owing to low incomes in the opposite end of the urban population continuum, a majority of the people in Nairobi can only afford to access housing in informal areas and slums. Another challenge emanates from the problem of formalizing ownership of land particularly for the urban poor as well as those living in self-developed urban fringes. Formalization of property rights is rather costly hence as a way of minimizing costs, developers opt not to formalize property developments. This is also true for poor land owners who are unable to meet the costs for formalization. Failure to formalize property rights leads to eroded security of tenure and hence land transactions are carried out in informal land markets which are difficult to regulate. Informal housing has partly resulted from the lack of provision of serviced lands by the county and national governments. Land use planning in Nairobi is not effectively implemented and monitored (Ouna, 2017).

To Obala and Mattingly who examined the interplay between corruption, ethnicity and urban land conflicts in four low income neighbourhoods in the City County of Nairobi, competition over access to urban land in Nairobi tends to promote corruption at the micro and macro levels and the use of ethnicity at the community level as various ethnic groupings jostle over the access to urban spaces. Obala and Mattingly further find that while corruption and ethnicity alter the relationship of land conflict by inflaming and increasing the intensity of urban violence over urban lands (Obala & Mattingly, 2013).

With the dawn of independence in 1963, the Nairobi metropolitan area was then governed by the defunct Nairobi City Council which planned for housing, public utilities and amenities, schools and medical centres well in advance. However, since 1980, the city planning department went lethargic with no value proposition particularly with regard to planning for the population spike. It is no wonder then that since 1980, the city has not provided serviced lands in line with land use planning and for provision of public goods and infrastructure as well as urban services even as more urban dwellers demand rights to land, these rights can only be managed well if land use planning is carried out in an effective and efficient manner.

Of concern is the contemporary metropolitan socio-economic and political environmental conditions in Nairobi which are getting worse with each new dawn as unplanned new dumping sites can be spotted coming up in almost every corner of the city. The transport infrastructure in the city is also rather wanting. Mobility is currently a crucial problem for the close to 4 million inhabitants living in Nairobi today. Perennial traffic jams have led to a shift in peak hours over the last ten years and Nairobi is ranked by some as the 4th most congested city in the world (Ouna, 2017).

Urban poverty is also a prominent feature of Nairobi city as a majority of residents work in informal sectors where the output in terms of value is low in turn resulting in low incomes. A majority of the urban poor live on less than a dollar a day and therefore unable to pay for access to services such health, transport, education, and for clothing. The high rates of urban youth unemployment and slum populations is cause for alarm.

2.4 Public housing Policies and Legislations and their Impact on Housing Provision in Kenya (1963 – 2002)

When Kenya got independence in 1963, the colonial approach to housing policy was under heavy criticism owing to its racist and segregationist undertones. Furthermore, the realities of independence and the shifting economic, social, and lifestyle preferences of urban African workers necessitated higher quality requirements than the "bed spaces" that the colonial authority had previously focused on. In addition, the urbanization tendency was shifting. The African in the town was therefore no longer a transient guest whose actual home was in the "rural reserve". The African was now a full-fledged urban resident, wanting contemporary and respectable environmental amenities and services in order to live a respectable life in the city. Another point to take into account is the fact that the country's political climate changed after the installation of a new African-controlled government, something that came with promises by the new political class beyond the colonial "bed spaces".

In the immediate post-independence period, housing became a hotly debated topic among the political class and the general public. For instance, a parliamentary discussion on Nairobi's severe housing shortage, especially among lower-paid workers, took place in 1967. The government was under pressure to offer more and better housing services as a result of the discussions taking place in the public sphere. In order to investigate and suggest solutions to the housing situation, the government decided to invite the UN in the 1960s. This led to the creation of the nation's first five-year Development Plan following independence covering the period between 1966 and 1970 (Busaka, 1985).

The housing methods outlined in this Development Plan covered a broad range of housing development and nearly every component of an all-inclusive and carefully planned housing program. The focus of the plan was to elevate homeownership in order to increase the percentage of owner-occupied homes, particularly in towns and sub-urban areas. In order to accomplish this, the government established home ownership programs to raise additional funds for housing through individual savings. The government also promised to expand the tenant-purchase and site-and-service programs. This was based on the assumption that these policies would increase home ownership and encourage people to invest more of their own savings in real estate (Busaka, 1985).

Kenya's housing policy is largely fragmented across incremental policies that have been mooted over the years, legislations at both the national and devolved levels of legislation, and international agreements on housing and housing rights. Housing policies specific to the housing sector have also been mooted over the years. For instance, the first such National Housing Policy was developed in 1965 and adopted in 1966/67 (GOK, 1968). This policy recognized the need for better housing and shifted focus from what the country inherited from the colonial government.

The annual housing requirement was at that time estimated at 44,000 for a population of 9 million. Of the policy target of 10,000 units, the country was able to realise 6,800 units of houses leaving a deficit of 3,200 units (GOK, 1968), raising the first question on the effectiveness and success of the policy and marked the onset of subsequent policy failures that to date haunts Kenya's housing policy formulation and implementation process. Despite these efforts, not so much has been achieved. As observed by Mitullah (2004), Malombe (1981), Ministry of Housing (2013) and GOK (2007), there is still unprecedented growth of slums in major urban centres in the country while rural housing is still of very low quality with housing units failing meet the current demand.

Before 1972, the government provided "low cost housing" mostly through leasing programs in the traditional communist fashion. Since they lacked appropriate funding and never completely represented the interests of low-income populations, they were abandoned in favor of the unregulated private sector. On the other hand, the formal private sector has traditionally controlled middle- and high-income housing. More housing units have been constructed since the World Bank began its massive engagement in the low-income housing market in 1972, but they have also progressively become unavailable to the low-income groups. This is due to the fact that the World Bank's housing schemes were premised on self-help approaches. The primary tenet of this strategy was that homes are better and more affordable where residents are in charge than when they are constructed through government initiatives or by major corporations. Many developing nations have embraced the notion of the State acting as a facilitator, helping to mobilize people's savings and initiative to provide themselves with shelter. The justification behind this strategy is that the State is too bureaucratic to effectively provide housing for individuals. Instead, the government should encourage private housing investment by increasing the availability of urban property, providing public services, removing burdensome taxes on housing and land, and modernizing registration procedures. (Mitullah, 1993).

Another challenge identified by Mitullah (1993) was that two decades since the country gained independence, informal dwellings were viewed as illegal, which presented another obstacle throughout this time in the quest to realize housing for all. This was due to the fact that such structures did not comply with current regulations found in the Town Planning Ordinance of 1931, the Land Planning Act of 1968, the Building Code of 1968 and the Public Health Act of 1972 (Mitullah, 1993). This denied the government realistic interventions.

It has also been difficult to implement affordable housing programs for the poor due to the significant role played by various public and commercial organizations, including the Nairobi City Council (NCC), the principal implementing body. As a result, housing policies designed to give public and/or inexpensive housing to low income groups have failed since they neither please the actual beneficiaries, who scarcely belong to the target group, nor do they achieve their initial purpose of housing the low income groups. The main reasons for this include the lack of a local conceptualization of the housing problem and the most effective way to solve it, as well as the ineffective policy tool of accomodation of low-income communities under a single umbrella of home ownership; without specifically stated targets at the policy level and how to identify them. Achievement is also hampered by political and administrative authorities' disagreements, especially during the production of policies. Conflict resolution challenges, stakeholder representation, and individual and group demand-making dominated the implementation of housing policies aimed at providing public and/or inexpensive housing to low income groups (Mitullah, 1993).

According to Owuoche (1998), the government also adopt other policy and legislative measures including the institution of the National Housing Corporation of Kenya as the main government body charged with implementation of low income public housing. According to Owuoche (1998), the state's engagement in the NHC's activities has limited the NHC's ability to reach the target beneficiaries by creating housing units that are affordable for the low income groups. This is attributed by Owuoche (1998) to the NHC's hiring of incompetent leaders, which resulted in mismanagement and the misappropriation of public monies. Additionally, NHC's leaders invest more time and effort on cultivating and preserving patronage relationships with powerful politicians at the expense of the firms' productivity. Other problems that are harmful to the institution's success include the conflict between the Corporation's political and developmental

responsibilities and ineffective management caused by the organization's obsession with maintaining the delicate balance between managerial autonomy and political accountability (Owuoche, 1998).

According to Kamau (2002), the comprehensive housing and planning strategies put forth over time should also be reviewed. The planning and zoning bylaws were updated in 1993 to reflect the current circumstances. Alternative methods for affordable housing were not discussed, though. In order to coordinate the planning and development of Land in all urban areas, Parliament passed the Physical Planning Act of 1998 in the year 1998. To enhance the coordination and execution of all physical development plans, the Act called for the creation of planning liaison committees (Kamau P. K., 2002).

The Public Health Act and the Building Code are two more important pieces of legislation. The kind of materials to be used and the infrastructure that must be provided inside any habitation are very strict under this legislation. The two pieces of law, particularly the one pertaining to individual home development, are unduly restrictive, according to Kamau (2002). They so serve as a deterrent to potential house developers. Land use and zoning regulations are also essential parts of the housing strategies. Zoning is a planning and development law that divides land parcels into general categories of appropriate uses as a legal safeguard to ensure that usage and development of the land is in accordance with the approved plans. To Kamau (2002), The Nairobi Urban Study Group's 1973 study served as the basis for the land-use planning framework that is currently in use, and it was last modified in 1979. According to Kamau (2002), the lack of rigorous consideration of issues such maximizing land use efficiency has caused the housing problem in part because of the zoning and land-use management and planning legislation (Kamau P. K., 2002).

2.5 The Kibaki Regime's Housing Policies and Legislations and their Impact on Housing Provision in Kenya (2003 – 2012)

Despite the enormous increase in the urban population in Nairobi and the implementation of the five-year national development plans, housing output was still well below both the targets and the actual need. Due to this, towards the end of the 1990s, the majority of urban residents, particularly

low-income households, were unable to afford to buy or construct their own homes. As a result, the majority of housing in towns was rental housing. The rental housing market is a complicated one with numerous players. Additionally, there was a lack of regard for tenants' rights, particularly in the informal settlements where the majority of low-income renters find housing. In Nairobi, environmental and housing standards were also very low (Mwangi, 1997).

In light of this, the Kibaki administration ascended to power and set out to overcome these political issues. A number of policies were implemented after the NARC government came to office in 2003. the Department of Housing was reorganized in 2005 and given the responsibility of facilitating the creation and administration of high-quality, reasonably priced housing for Kenyans. The ministry has put in place programs like the appropriate building technology programs (ABTs), slum upgrading, the housing program for government employees, housing infrastructure, and government estate management. In an effort to alleviate the severe lack of decent housing in the nation, budgetary allocations for these programs total in the billions. Prior to now, such housing-related concerns were handled by a department under the substantive ministries of Lands, Settlement, Public Works, and Housing, and policies were subject to the ebbs and flows of the political landscape of the time (Muiruri, 2013).

On the other hand, the National Development Plan and the Vision 2030 Strategies aimed to build 200,000 housing units annually for people of all income levels. The creation of housing units has typically been fewer than 50,000 units annually, therefore reaching this goal remains a mirage. In the end, there are roughly 2 million fewer housing units than needed, and nearly 61% of urban residents now reside in slums. In addition, the urbanization rate is 4.4%, or 0.5 million new city dwellers annually.

The Kenya Slum Re-development Strategies were developed in 2004 with the goal of stopping slum growth and transforming new slums into formal settlements with livable housing, access to services, and infrastructure. The Kenya Slum Upgrading Programme (KENSUP), a scheme for slum redevelopment, was introduced by the Kenyan government in Kibera that same year (Achungo, 2014). Over the course of the following five years, the Kenya Slum Upgrading Programme (KENSUP) aimed to build more than 150,000 housing units annually in metropolitan areas. A national housing development program, which would act as the implementing body for

the housing planning, was also being prepared by the NARC administration (UN HABITAT, 2004).

Slum upgrading is commonly regarded as one of the most efficient ways to improve the housing circumstances of the urban peasantry, who live in degraded and decaying housing schemes on the outskirts of metropolitan areas. Slum upgrading is a crucial component of urban development and a "linchpin" of any plan to combat urban poverty. It is a program that involves cooperative, local changes in the physical, social, economic, organizational, and environmental conditions of slums.

According to Brenda Cece Achungo (2014), in Nairobi, Kenya's economic, political and administrative capital, there are more than one hundred slums and squatter settlements. Achungo postulates that this number could greatly increase in coming years in the absence of strong policy interventions following trends in rapid urbanization, in effect underscoring the importance of slum upgrading strategies in order to address the growing problems of urban poverty (Achungo, 2014). Indeed, for the greater part of the first decade of the 21st century, Kenya has been grappling with this issue in effect trying to carve ways through which she can employ slum upgrading strategies in order to address the growing challenges of urban poverty as well as deteriorating housing conditions especially within the main slum settlements in the heart of Kenya, Nairobi which include Mathare, Kibera, Kiambiu, Kangemi, Mukuru, Kawangware and Korogocho (Kamau & Ngari, 2002; Achungo, 2014).

The National Housing Policy was developed by the government in 2004 and was included in Sessional Paper No. 3 of 2004. Its objectives reaffirmed the demand for adequate and affordable housing for all Kenyans. The implementation of Kenya's housing policy resulted in the creation of the Housing Development Fund, which is managed by the National Housing Corporation and will be funded through budgetary allocation. The Sessional Paper also confirmed the existence of housing policy institutions like the national Housing Corporation and the Ministry of Lands and Settlement (Institute for Economic Affairs, 2017). With this policy statement, Nairobi's deteriorating housing conditions, notably in the informal settlements, were addressed, as well as the housing shortage (Omagwa, 2021).

This was followed by measures to enhance the economy in order to produce macroeconomic conditions capable of supporting the development of sufficient housing units. The government

embarked on this with Kenya's Economic Recovery Strategy for Wealth and Employment Creation (ERS) which was formulated in 2003. By 2007, when the ERS's implementation came to an end, the Kenyan economy had recovered and was moving in the direction of rapid growth. An excellent accomplishment compared to the 0.6% growth in 2002, the Kenyan economy is predicted to have expanded by roughly 7% in 2007. For the first time, a policy concept was put into practice, and the intended outcomes were obtained (Ndung'u, Thugge, & Otieno, 2011).

Another policy approach embarked upon wad the institution of the country's development blue print, Vision 2030, which emphasized on the need for adequately and decently housed nation by the end of 2030. This was influenced by the realization that over 90% of the urban workforce comprise of low and middle level income earners. This group is the worst affected by the existing housing accessibility crisis (Ochieng R. R., 2017). The housing shortage in Kenya mostly affects people with low and middle incomes since there aren't enough homes to meet demand, and the ones that are available are out of reach. This group is pressured to compete for the low-income people's housing, who are then evicted into crowded, unplanned communities without adequate infrastructure (Matindi, 2008).

This was addressed by the lofty housing and urbanization goals included in the Vision 2030, which called for a rise in yearly home production from the 2007 level of 35,000 to 200,000 units by 2012. The development blueprint also suggested a national housing fund and a second mortgage financing organization to increase competition in the market and help drive down mortgage rates to levels that many more potential home buyers could afford (Mwenzwa & Misati, 2014).

However, this failed. Only 991 of the projected 200,000 public worker housing units in Nairobi and 900 of the apartments in Kibera were actually completed as part of the slum improvement effort (Mwenzwa & Misati, 2014). Additionally, while private actors working in cahoots with the government were also piloted as plausible partners through which low income urban housing in Kenya could be developed to address the housing shortage by bringing innovative technology, finance and efficiency (Giti, K'Akumu, & Ondieki, 2020), efforts tended to be disjointed thus resulting in limited impact (Matindi, 2008).

On the other hand, the National Housing Policy for Kenya tried to identify poverty and low earnings as the primary barriers to citizens' access to adequate and affordable housing. The goal

of the program was for all Kenyan households, whether they reside in privately or publicly owned property, to have access to decent and affordable housing. This document underlines the shortage of housing units needed in Kenya's urban areas, in addition to acknowledging the obstacles to providing families with good accommodation (Institute for Economic Affairs, 2017). Every Kenyan has a right to affordable and sufficient housing and to acceptable measures of sanitation," according to Article 43(1) b of Kenya's constitution, which was adopted in 2010. Kenya anchored the right to housing in the Constitution in 2010 (Republic of Kenya, 2010).

According to the Institute for Economic Affairs (2017), The connection between Kenya's housing strategy and its emphasis on particular housing goals is evident. In conclusion, these regulations recognize the difficulty of accessibility and the lack of adequate quality housing for Kenyan households. Therefore, the main goal of the policy is to increase housing availability and guarantee that Kenyan people have suitable homes. The methods adopted to achieve these objectives include improving slum conditions in urban areas, increasing housing supply in Kenya's metropolitan districts, and facilitating increased access to and ownership of homes. According to Vision 2030, Kenya's housing industry could be a growth driver for the country's efforts to absorb labor and address the country's yearly backlog of 150,000 dwelling units. Housing is crucial for social reasons as well as for driving industrial development and creating jobs (Institute for Economic Affairs, 2017).

2.6 Public housing Policies and Legislations Under the Kenyatta II Regime and their Impact on Housing Provision in Kenya (1963 – 2002)

Under the Jubilee Administration under Kenyatta II, according to estimates, the country needed 250,000 new houses every year, but only produced 50,000 of them. As of 2018, there were 1.85 million unmet housing units. Due to this, there are now more than 500 slums and informal communities. Underinvestment in affordable housing by both governmental and private entities has been cited as a contributing factor to this state of affairs. (Giti & Ondieki, 2019).

The Kenyan government responded by taking action to reduce the price of mortgage financing for home purchasers and housing building. Despite these attempts, Kenyan government employees

own very few homes. This is because obtaining a mortgage is dependent on the borrower's demographics, including their wealth and networks (Omagwa, 2021).

Kenya was one of the 190 nations that made an effort in 2015 to achieve the Sustainable Development Goals (SDGs), which are intended to combat poverty, inequality, and barriers to economic progress and human development. Making cities and human settlements inclusive, safe, resilient, and sustainable was target number eleven. The fact that at least 50% of the world's population resided in urban areas in 2015 and that urbanization is increasing in many developing nations informed the aim. Kenya has therefore worked to rehabilitate slums and provide suitable, safe, and cheap housing as well as basic services (Ogana, 2017).

In 2018, the government released its medium-term budget policy statement, which fleshed out the strategies for achieving President Uhuru Kenyatta's 'Big Four' policy priorities, his major legacy-setting development agenda for his final term in office (Oxford Analytica, 2018). the program was started with the goal of providing 500,000 homes over the course of five years. The affordable housing program includes land, infrastructure, tax incentives, and other enablers. It targets low-income individuals as well as middle- and high-income groups, with a focus on bridging the low-income housing gap by 60% (Omagwa, 2021).

While the budget policy statement signals a shift from the administration's previous heavy focus on public sector-led development to greater private sector involvement, as well as an emphasis on providing basic social goods, prospects for success were minimal due to a difficult macroeconomic environment, poor public participation and stifling taxes and caps on commercial lending rates (Oxford Analytica, 2018).

CHAPTER THREE

DATA ANALYSIS AND SYNTHESIS OF FINDINGS

3.0 Introduction

This chapter analyzed the data collected from the field and presents it in form of bar graphs and pie charts. The chapter also interprets the data and presents the findings.

3.1 Demographic Characteristics of the Respondents and Role in the Policy Process

Fig. 3.1 Age of Respondents
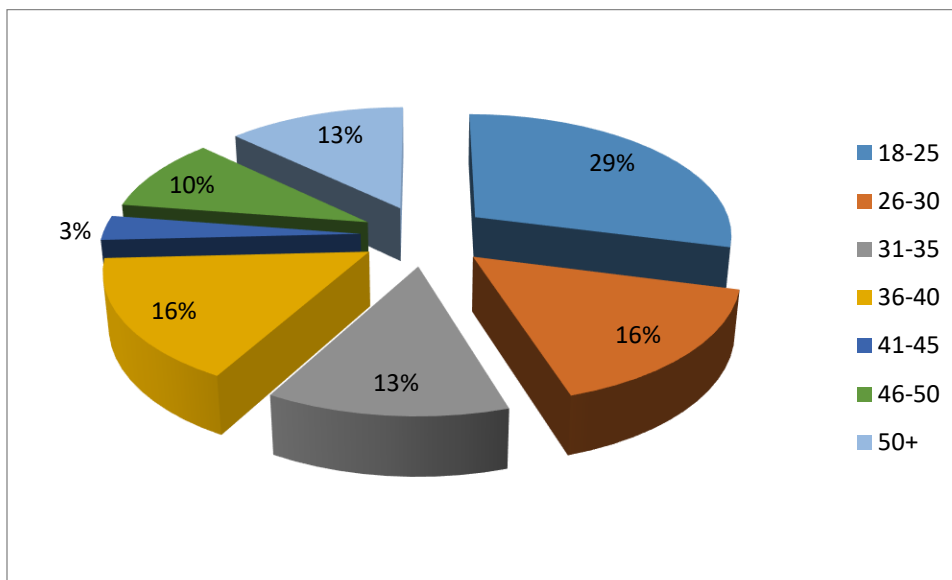
Source: Author, 2021

As shown in Fig. 3.1 above, the respondents were clustered around all age groups hence able to give a more representative overview of the influence of stakeholders' participation in public housing delivery in Nairobi City County.

Fig. 3.4 Level of Education of Respondent

Highest Education level
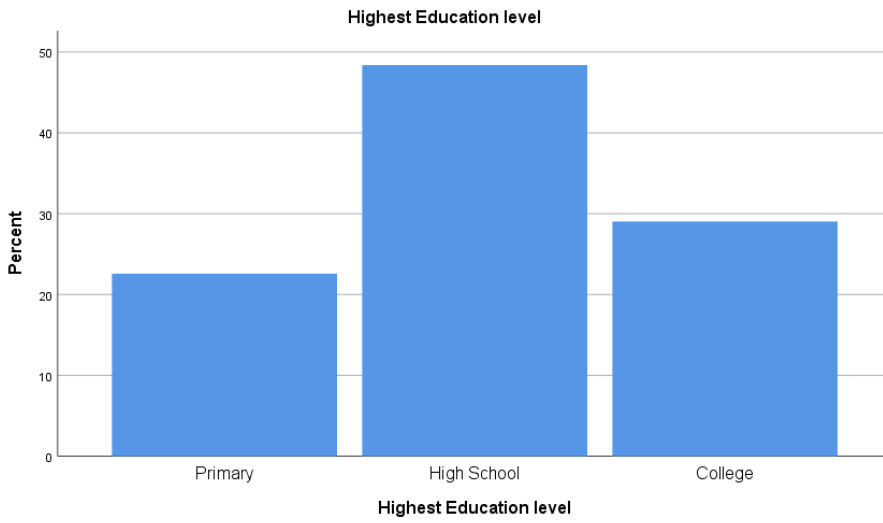
Source: Author, 2021

A significant chunk of the respondents had attained secondary level of education.

Fig. 3.5 Estate of Residency of the Respondents

Estate of Residency
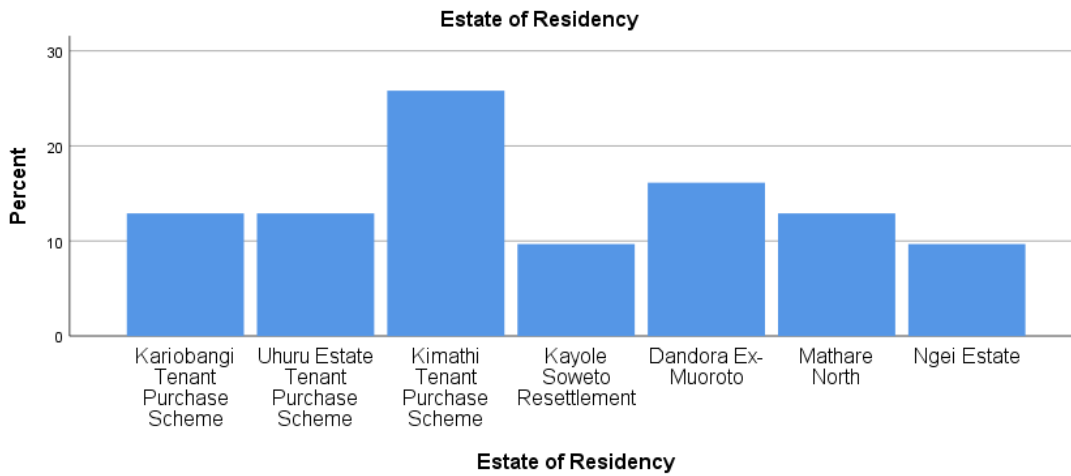
3.2 Information Sharing and The Attainment of Housing Policy Targets

The study sought to assess the input of information sharing in the attainment of national housing policy targets. The respondents were aware of the public participation requirement in the formulation and implementation of public policies in Kenya as envisioned in the Constitution of Kenya (2010). The respondents pointed out that information sharing under stakeholder participation is key in the realization of housing policy. This is because stakeholders play a pivotal role in not only policy implementation but also in the process of monitoring the State organs charged with housing policy formulation and implementation.

Fig. 3.2 Extent to which information on official government websites on housing effective
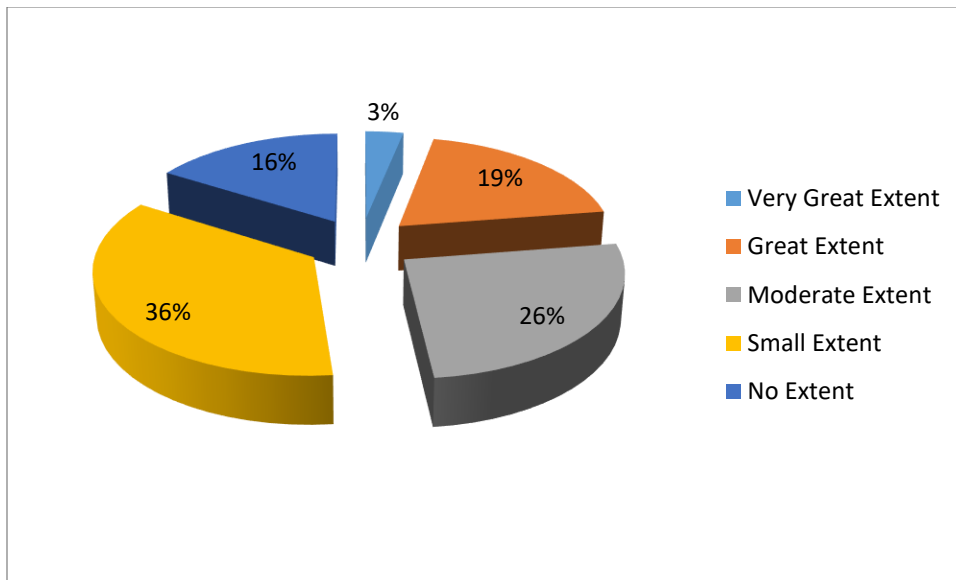
As pointed out in the Fig. 3.6 above, the respondents were of the view that the information on official government websites on housing was effective but to a small and moderate extent. This was largely due to lack of clarity on issues to do with housing as well as limited information to the common citizen.

The respondents also mentioned that it is difficult to achieve significant stakeholder participation. In order to increase meaningful participation in the establishment and execution of housing policy, it is necessary to increase stakeholder participation by promoting awareness and by adopting an open governance policy, particularly through proactive dissemination of data on housing. Additionally, there is a need to encourage information sharing through the use of open channels of communication including housing agencies' websites, neighborhood newsletters, mass media, barazas, and other media.

The respondents also emphasized the significance of stakeholder involvement in the drive for housing sustainability efforts. The respondents emphasized the necessity of enlisting community and citizen resource persons who can assist housing policy formulating and implementing agencies to conduct community profiling and undertake thorough needs assessments, arrange seminars and awareness - raising forums for the community on housing and the input of public participation, and more.

The respondents also pointed out that, despite the inclusion of stakeholder participation in housing projects, the majority of the populace lacks adequate knowledge of, among other things, its rights and civic obligations. As a result, the respondents believe that comprehensive housing civic education must be implemented consistently and continuously throughout the county by investing in enough human and financial resources. Additionally, a sufficient budget and civic educators with clear civic education on the implementation of housing plans are needed.

The respondents also pointed out the lack of a strong civil society in Kenya, which hinders the realization of housing rights and the effective public participation in the housing sector. The respondents said that in order to construct the procedures and platforms for including the public in the development of national housing policy, civil society must make use of the social capital, expertise, and knowledge present in their networks. In order to have a greater impact on the development of the country's housing policies and to encourage more active and proactive citizen engagement, the respondents urged the civil society to host events and invite State and public figures.

3.3 Influence of Social Accountability in Public Housing Delivery

Fig. 3.3 Impact of public participation on the supply of policy supports for the implementation of housing policies in Nairobi County
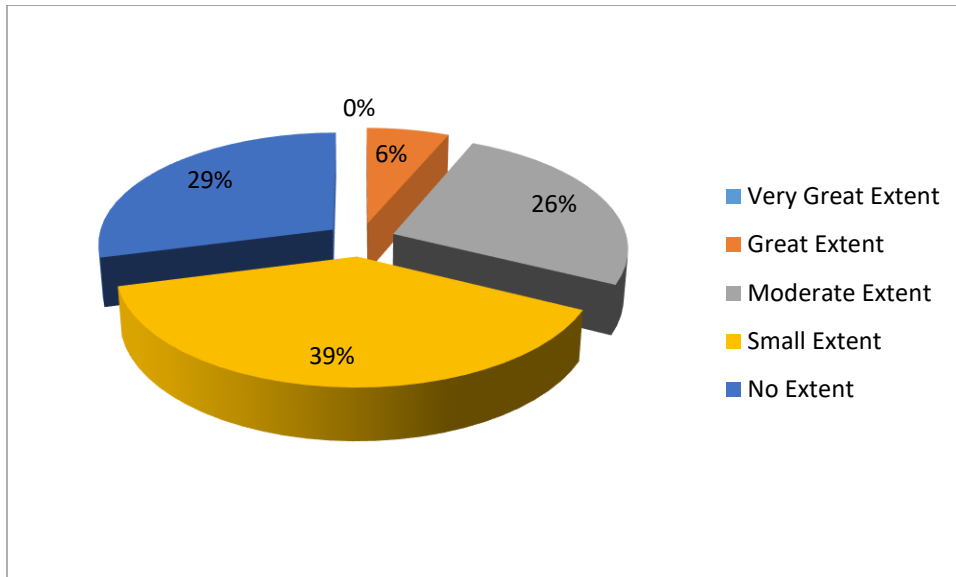
Source: Author, 2021

From the Fig. 3.3 above, the study found out that public participation has been able to increase the goodwill from the citizenry and resources from policymakers creating sufficient supply of policy supports for the implementation of housing policies in Nairobi County.

Fig. 3.4 Impact of public participation on the attainment of housing policy targets in Nairobi County
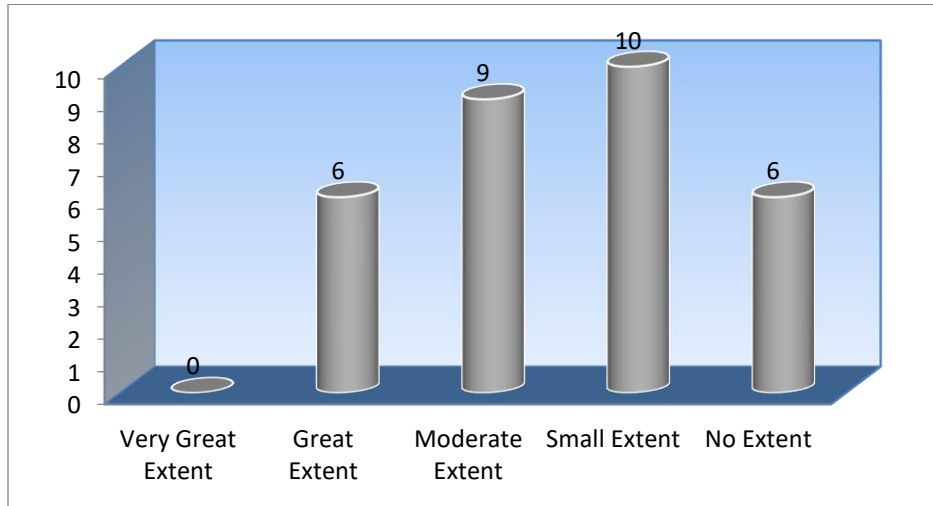
Source: Author, 2021

The impact of public participation on the attainment of housing policy targets in Nairobi County was enumerated as shown in fig. 3.4 above. The study found out that in as far as the attainment of housing policy targets was concerned, the respondents of the study attested that public participation enhanced public housing delivery to a relatively moderate extent. This shows that even though public participation has been of impact, it has not made immense progress owing to the fact that it has not been meaningful and also the input of the public has not been meaningfully considered.

Fig. 3.5 Impact of the citizens' goodwill on the attainment of housing policy targets in Nairobi County
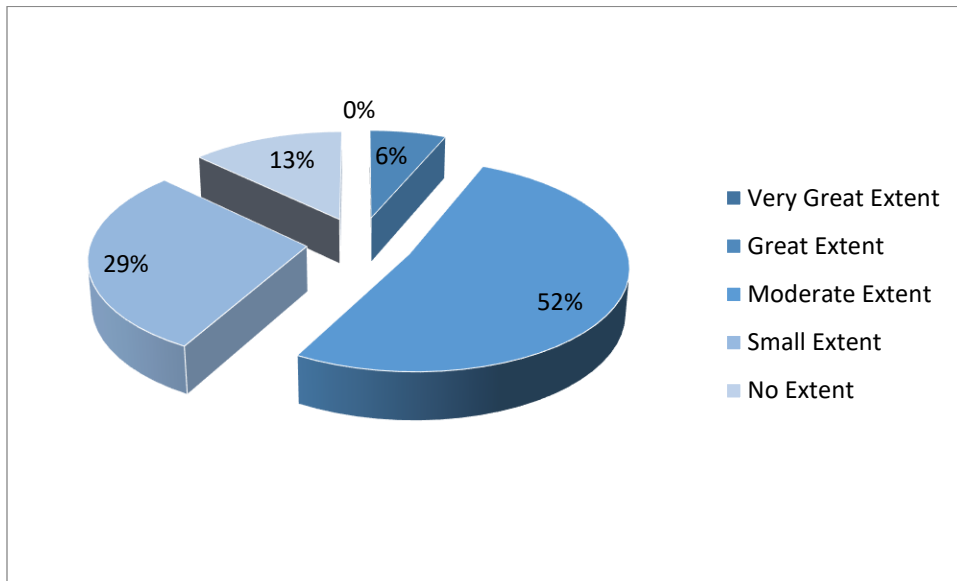
Source: Author, 2021

The study also examined the impact of the citizens' goodwill on the attainment of housing policy targets in Nairobi County as shown in fig. 3.5 above. The study found out that the impact of the citizens' goodwill has raised the success levels in the attainment of housing policy targets in Nairobi County. Moreover, housing standards have also been improved. However, the number of improved units is negligible and thus a number of them have not benefitted. This is also shown ably in the graph below.

Key informant interviews revealed a degree of skepticism as they lamented the evil of corruption in impeding social responsibility. The primary informants claim that there was a lot of room for corruption among the bureaucracy. The ethos of public service has increasingly been supplanted by one of narrow self-interest as a result, as the respondents noted, particularly in housing agencies, line ministries, and decentralized systems of government. Government failure is therefore very likely in such situations that don't give much leeway for such motives. Governmental institutions must then be redesigned to lessen the conflict between their long-term goals and the self-interest of bureaucrats.

Another challenge pointed out by the key informants is the fact that the line ministry and the devolved governance structures pursue multiple social goals. This is further compounded by the challenge of widespread corruption which means that a significant chunk of budgetary allocations tends to go to line the pockets of officials. This is further confirmed by academics like Besley and McLaren (1993), who believe that the public sector has given in to the pervasive corruption brought on by low pay and the lack of effective incentive systems.

Additionally, Acemoglu and Verdier (1994) contend that in sub-Saharan Africa, even in situations where there are ideal governmental procedures, this may also involve corruption, high rents for officials, and the improper distribution of talent between the private and public sectors. The impact of reform on the accomplishment of the government intervention's initial goals—raising revenue, controlling externalities, and providing public services—is evaluated. Because of this, some improvements may improve welfare even though they increase corruption.

Moreover, key informants pointed out the failure to use public participation to understand the financing and other challenges bedeviling housing policies.

> What policy makers fail to realize is that mortgages access to financing for affordable units is really challenging. Financial institutions dealing with mortgage rarely lend to the lower end of the market or those in the informal economy. bearing in mind that alot of Kenyans have informal incomes is telling that it is very challenging for banks to lend to these customers. Secondly, mortgage financing is very expensive here in Kenya something that policymakers at all levels of government barely acknowledge (Key Informant, Real Estate).

The issue of public participation was salient but tied to the failure to realize the legislative and policy targets on public housing delivery.

> The county's challenge is that it plans for yesterday's population. This results in a mismatch between the housing policy and legal framework designs and what is actually realized. Today, Nairobi has a population of around four million people of whom three million dwell in the city. Over two million of these need better housing. Do the existing policies address this population? The answer is No (Key Informant, NGOs).

This challenge was particularly profound with regard to urban dwellers in the informal sector

Most of those in the informal economy rely on SACCOs for housing financing. Policy makers rarely incentivize SACCOs to offer low mortgage rates or even copt them in the policy making process. If you look at the statistics on SACCO mortgaging, it is telling. They have given out 22,000 mortgages, something quite embarrassing bearing in mind the current housing challenges. And even when you combine other products that are not necessarily mortgages, such as micro mortgages, you'll arrive at 40,000 which is still negligible (Key Informant, Real Estate).

The budgetary costs are further amplified by costs that policy designers fail to account that are borne by the general public as well as affordable housing investors

I think mostly boils down to expenses incurred in house construction. If you look at the actual figures in the country, it's about 30 to 40% as compared to above, as compared to other countries for construction. The titling process also takes a very long time. Thirdly, there are corrupt officials in the same same system who are going to ask for something during that process. Fourthly, land is so expensive. All these factors are rarely considered in housing policies. In addition, policy makers rarely come to those of us who face this process on a day to day basis (Key Informant, Real Estate).

The policy implementation phase also suffered from the failure to incorporate meaningful public participation in the policy design

Policy makers rarely take consideration of the government's street level bureaucrat or the ordinary citizen. So even when housing investors want to enter into business, there are no roads, no sanitation infrastructure, no water. The developer is the one who takes up that cost. And in turn the developer passes on the same cost to the buyer making the housing products beyond the reach of the target population of housing policies (Key Informant, CSOs).

3.4 Legal Framework and Public Housing Delivery

Fig. 3.6 Influence of legislation on housing institutions on the attainment of housing policy
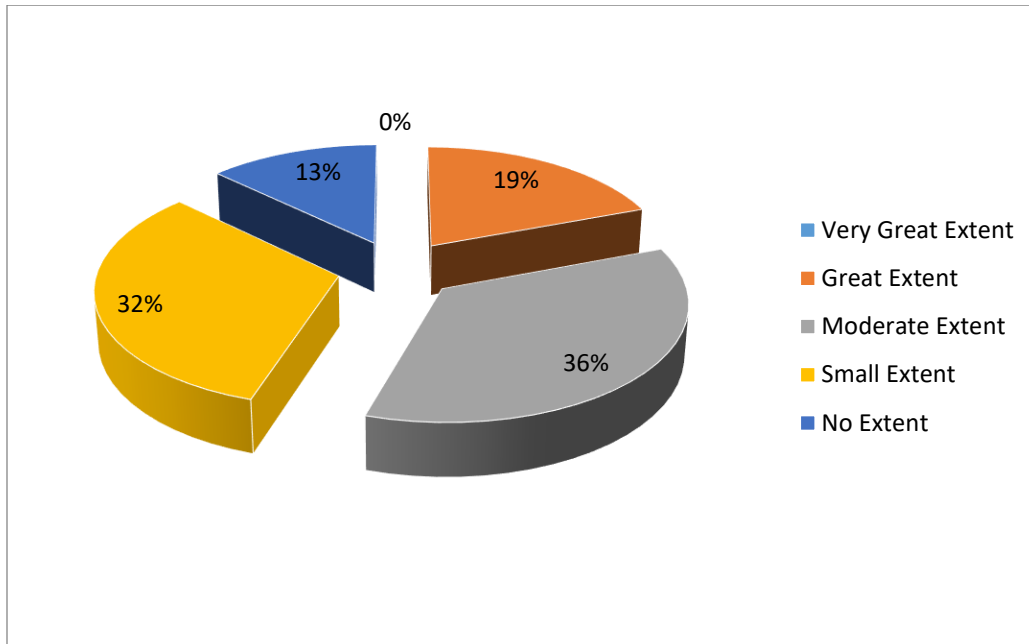
Source: Author, 2021

Findings on the influence of legislation on housing institutions on the attainment of housing policy were analyzed and presented in the form of a pie chart as shown in fig. 3.6 above. The findings indicate that legislation on housing institutions has enhanced the attainment of housing policy targets owing to enhanced capacity and resources to back institutions such as the National Housing Corporation as well as civil servants housing schemes.

Fig. 3.7 Influence of budgetary legislation on the attainment of housing policy targets
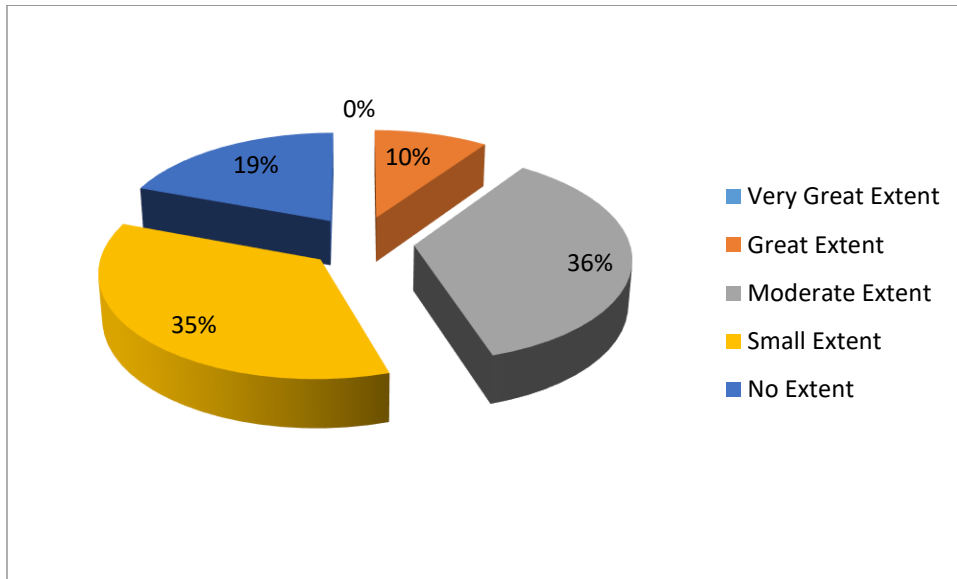
Source: Author, 2021

With regard to the Influence of budgetary legislation on the attainment of housing policy targets as enumerated in fig. 3.7 above, budgetary legislations were found to enhance the attainment of housing policy targets since they anchor resource support unto governmental projects such as the Big Four Agenda which engendered a housing component within it. This is also supported by other governmental projects such as the Kibera Slum upgrading scheme.

The key informants also teased out the legal challenges bedeviling the public housing delivery.

> What we need to understand is that while we have legal guidelines to affordable housing, there's a mismatch in the budgetary support. Our country and county's GDP, though reasonably large and with a healthy growth rate is underpinned by an unhealthy distribution where less than 10% of the population controls about 90% of the resources available. This results in a constrained economy, overcrowded at the bottom, and very sparse at the top (Key Informant, NGOs).

Other respondents pointed out to the failure of addressing the target population due to structural and systemic challenges

One key challenge in the county is that most low income housing policies do not address the target population. The county for instance has had various housing projects and collaborations to build heavily subsidized low-cost housing programmes in order to improve the housing conditions of low income urban dwellers and eliminate informal settlements. The tragedy is that while they do target non-income, low-income and low middle-income groups, at least in principle, in reality, they benefit the middle classes, government employees and political clienteles. Secondly, this approach is bound to fail owing to the high cost of subsidizing public housing (Key Informant, Legal Sector Actor)..

Echoing the same, key informants pointed out the budgetary constraints that accompany public housing policies

There's a problem with the housing policies at both the devolved and national levels of governance. We have a need for over two million housing units. However, most of these housing policies do not cover this. it is therefore not surprising that around 60% of Nairobi's population. The challenge is that a chunk of these people can actually afford housing but are not able to access either the units due to inadequate supply and lack of financing options. Another challenge is that policymakers rarely meet with this cohort to listen to the problems they face and the solutions they think are viable. It is no wonder then that we have policies that are designed to fail ab initio (Key Informant, Real Estate).

One respondent for instance pointed out to the case of the Big Four Agenda and its affordable housing component on why policies budgetary allocations prevent their meaningful realization

The biggest problem is the implementation phase. Take the Big Four Agenda. There are currently about 2000 units that are being constructed under that affordable housing with a target of 500,000. Yes, 2000 for a target of 500,000 where there is a deficit of 2 million units. Secondly, at such a point a private partnership would help bridge the gap yet the private sector isn't involved or incentivized (Key Informant, Real Estate).

The issue of corruption is further echoed by another respondent from the private sector;

There is the issue of the bureaucratic processes that are there in government at both levels whereby when you want to approve a development plan when you want to process a title deed, it takes so long. Furthermore, it's such a corrupt venture whereby if you do not bribe

somebody, bribe a government official or county executive, you are unable to construct a house. Yeah, it shouldn't be like that (Key Informant, Real Estate).

To address the public housing challenges, respondents pointed out a number of recommendations.

Affordable housing is very possible in Kenya. For instance, we need to have an arrangement where when you take a mortgage, there are actually low interest rates, and then you have a longer payment period. Or we can come up with that, like in some developed countries, we have a tendency schema agreement, whereby you will pay 20% of value of a house, then now you pay your rental income received, you now you see you pay rent to own right. So when you pay rent, eventually, probably in 15-20 years, you get to own the house becomes very easy for people to you know, own housing like that.

You know, if we can get into a situation where not have, you know, there could be joint ventures between the government and developers or by the government to give out the property that the land developers to develop. And, you know, individuals are able to buy the houses and pay some money to the government becomes very easy to, you know, to solve the problem of housing.

For the greater part of the first decade of the 21st century, Kenya has been grappling with this issue in effect trying to carve ways through which she can employ slum upgrading strategies in order to address the growing challenges of urban poverty as well as deteriorating housing conditions. The growing challenge of poverty in Kenya's urban areas has been a major focus in the development agenda for all and sundry particularly the government and the civil society since the year 2001 when the government "recognized the need to focus on poverty alleviation by re-aligning its strategy towards achieving this by addressing the grim housing conditions through slum redevelopment".

Against this backdrop, the Kenya Slum re-development strategies were conceived with the incentive being to find a solution to stop further growth of slums as well as to upgrade the new ones into formal settlements with decent housing, service provision as well as infrastructure. Kenya's slum re-development programme, the Kenya Slum Upgrading Programme (KENSUP), was launched in the year 2004 in Kibera by the Kenyan government.

Fig. 3.8 Influence of land legislations on the attainment of housing policy targets
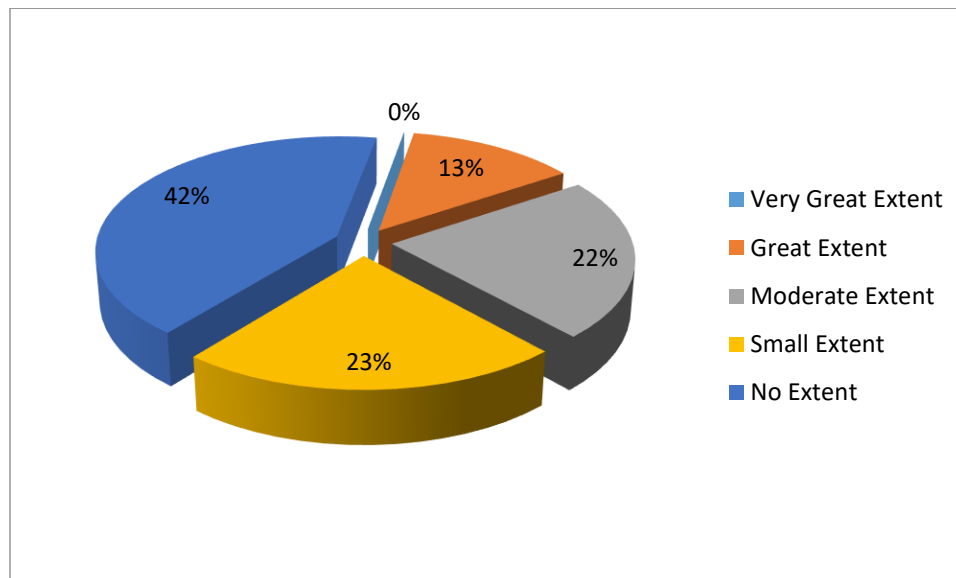
Source: Author, 2021

Land laws have improved housing policy objectives. However, as was already mentioned, this has only been a little extent. This is partly because of problems with tenure security. Achungo (2014) claims that after gaining independence in 1963, the newly installed African government made a number of house types illegal. Due to the new ruling's impact on Nairobi's land tenure, many places were deemed to be unlawful settlements.

Key informant interviews revealed that the legislative frameworks produced mechanisms that made it challenging to improve the delivery of the targets for affordable housing. For instance, the creation of an environment where the public and private sectors cannot be assisted in the delivery of sustainable housing has largely resulted from the domiciliation of public delivery in the line ministry responsible for housing, public works, and the provision of social amenities. For instance, several respondents cited the ministry's lack of initiative in encouraging or providing funding to the local authorities in specific urban areas, whether under the distributed municipal and city authorities or under the devolved authorities, in order to gradually improve the growth and access to affordable public housing. The ministry would go a long way toward ensuring that lower tier governmental levels have access to sufficient funds to develop and implement local affordable public housing policies if it were to provide a workable framework for the provision of public

housing, including by using measures like inter-governmental and ministerial funding frameworks for housing development.

This was further echoed by other key informants who pointed out that there was a failure by the line ministry to negotiate with the Exchequer for fiscal support to the ministry itself, local governance agencies as well as to public and private developers in the form of subsidies and tax reliefs in order to enhance effective delivery and development of public housing. For the key informants, meaningful and progressive realization of housing rights can only be addressed through a pro-active role by the ministry to address funding challenges including through novel approaches such as negotiating with public and private financiers and lenders and cooperating with private institutions funding or engaged in the development of local housing initiatives.

Additionally, respondents brought out the issue with the bureaucratic strategy used to address the public housing issue. Bureaucracies are a holdover from the post-Depression era of the 1930s, when governments were seen as the solution to all market failures and as benevolent guardians of the people against rapacious capitalists, imperialist masters, and the whims of markets. This belief is the foundation for the idea that governments should be staffed by people who are emotionally cold.

However, as can be seen from what the respondents noted, this bureaucratic approach to public problems is problematic in sub-Saharan African countries. For instance, in Kenya, both levels of government's bureaucratic institutions are rife with corrupt officials who have no personal stake in the social repercussions of their work on inexpensive public housing. While there have been numerous attempts to mitigate this, including actions like performance incentive schemes, this has faced significant opposition because such programs are seen as at odds with the bureaucracy's traditional norms, the majority of which are based on the assumption that bureaucrats have a spirit of altruism, missionary zeal, and a history of service to the public good.

Scholars like Tirole (1994), who point out that there is an apparent manifestation of the inefficiency of public bureaucracies due to an overreliance on rules rather than discretion, duplication of duties, capture by private regulated entities, and a lack of commitment to long-term goals, support this in the literature. In other words, there are institutional contexts where many of the perceived flaws in

public bureaucracies actually serve the public good; they only reveal underlying informational and goal-alignment issues.

The current political issues in Africa are rooted in a number of political, social, and economic factors. The conditions that led to the African continent's independence, the multiethnic makeup of the states, and the general style of governance are all closely tied to the diseases that exist there. First, a culture of peace must be fostered on the African continent in order to support effective political operations. This is due to the fact that peace will actually encourage the continent's development. Only by creating political stability on the continent can we achieve this. As a result, peace must be prioritized as the primary driver of development, economic expansion, and effective government at all levels of development.

Concerning political leadership, respondents pointed out that there is a dearth of strong and committed political leadership critical in enhancing public capacity building to address social challenges such as public housing.

Another source of the policy implementation failure emanates from the failure to incorporate meaningful advice from stakeholders in the housing sector including civil society actors and companies engaged in affordable housing. Such actors would offer critical advice on affordable public housing policies. The rationale behind this assertion stems from the realization that these actors would provide advisory support to policy and decision-makers at both levels of givernance thus helping them formulate effective and substantive affordable public housing policies. Additionally, they would offer critical input in navigating the labyrinth of the complex problems bedevilling affordable public housing delivery and development.

According to the key informants, these actors including but not limited to organizations such as Shelter Afrique would offer advice and consultation on best practices on affordable public housing as well as contextual solutions to challenges in realizing affordable housing in Kenya. In urban housing planning and development for instance, these actors should have been critical in providing objective advice to formulating and implementing urban housing policies.

Additionally, due to the lack of comprehensive governmental and regulatory oversight, bureaucrats in developing countries, including Kenya, have a great opportunity to engage in corruption. As a

result, a culture of public service is gradually replaced by one of narrow self-interest. Government failure is therefore very likely in such situations that don't give much leeway for such motives. Governmental institutions must then be redesigned to lessen the conflict between their long-term goals and the self-interest of bureaucrats. Additionally, traditional leadership still survives in Africa despite the colonial heritage of rational legal authority dominating the continent (Chazan, 1999).

The orientation of governmental bureaucracies is a further issue plaguing bureaucracies. Government bureaucracies around the world frequently work toward several different societal objectives, thus changes that are effective in influencing public officials along one dimension may have unintended consequences on other dimensions. For example, encouraging tax collectors to be more aggressive can lead to a rise in corruption, harassment of law-abiding residents, and pay inequalities.

The current political issues in Africa are rooted in a number of political, social, and economic factors. Furthermore, the problems plaguing the African continent are closely tied to the conditions that led to its independence, the multiethnic makeup of its states, and—more frequently—the generalized term governance. First, a culture of peace must be fostered on the African continent in order to support effective political operations. This is so that the continent can flourish in a peaceful manner. Only by creating political stability on the continent can we achieve this. As a result, it is important to emphasize peace as the primary driver of development, economic expansion, and effective government at all levels of development.

<div align="center">

CHAPTER FOUR

SUMMARY OF FINDINGS, CONCLUSIONS OF THE STUDY AND RECOMMENDATIONS

</div>

4.1 Introduction

This chapter concludes the study. the chapter summarizes the findings of the study, gives a conclusion and institutes policy recommendations.

4.2 Summary of Findings

4.2.1 Findings on Information Sharing and the Realization of Public Housing Delivery

The study also found out that information sharing under stakeholder participation was hampered by a lack of clarity on issues to do with housing as well as limited information to the common citizen. Additionally, the study found out that there is a challenge in the realization of meaningful public participation. The study attested that public participation enhanced public housing delivery to a relatively moderate extent. This shows that even though public participation has been of impact, it has not made immense progress owing to the fact that it has not been meaningful and also the input of the public has not been meaningfully considered.

According to the study, stakeholder involvement is necessary to press for housing programs that are sustainable. The respondents emphasized the necessity of enlisting community and citizen resource persons who can assist housing policy formulating and implementing agencies to conduct community profiling and undertake thorough needs assessments, organize seminars and awareness - raising forums for the community on housing and the input of public participation, and more.

The survey also found that even while information exchange has been implemented in housing developments, the majority of the populace is underinformed regarding, among other things, their rights and civic obligations. Since there is a need for comprehensive housing, civic education must be spread consistently and continuously throughout the county by allocating enough human and financial resources. Additionally, a sufficient budget and civic educators with clear civic education on the implementation of housing plans are needed.

4.2.2 Findings on Social Accountability and the Realization of Public Housing Delivery

With regard to social accountability, the study found out that the impact of the citizens' goodwill has raised the success levels in the attainment of housing policy targets in Nairobi County. Moreover, housing standards have also been improved. However, the number of improved units is negligible and thus a number of them have not benefitted. However, this has been affected by the scourge of corruption thus limiting social accountability. Furthermore, there is a lot of room for corruption among the bureaucracy. In especially in the housing agencies, line ministries, and the devolved institutions of government, this has led to the culture of public service being steadily supplanted by one of narrow self-interest. Government failure is therefore very likely in such situations that don't give much leeway for such motives. Governmental institutions must then be redesigned to lessen the conflict between their long-term goals and the self-interest of bureaucrats.

Moreover, the line ministry and the devolved governance structures pursue multiple social goals. This is further compounded by the challenge of widespread corruption which means that a significant chunk of budgetary allocations tends to go to line the pockets of officials. This is further confirmed by academics like Besley and McLaren (1993), who believe that the public sector has given in to the pervasive corruption brought on by low pay and the lack of effective incentive systems.

In addition, policymakers rarely meet with this cohort to listen to the problems they face and the solutions they think are viable. Moreover, the study found out the failure to use public participation to understand the financing and other challenges bedeviling housing policies. This challenge was particularly profound with regard to urban dwellers in the informal sector. stakeholder participation failures also amplify costs that policy designers fail to account that are borne by the general public as well as affordable housing investors. There is the issue of the bureaucratic processes that are there in government at both levels whereby when you want to approve a development plan when you want to process a title deed, it takes so long. The policy implementation phase also suffered from the failure to incorporate meaningful stakeholder participation in the policy design. This is because policy makers rarely take consideration of the government's street level bureaucrat or the ordinary citizen.

4.2.3 Findings on Legal Framework and the Realization of Public Housing Delivery

With regard to the legal impediments to public housing delivery, the study found out that there's a mismatch in the budgetary support. Another challenge is that the county plans for yesterday's population. This results in a mismatch between the housing policy and legal framework designs and what is actually realized. For instance, while Nairobi has a population of around four million people of whom over two million of these need better housing, the existing policies do not address this. this is evident in the case of the Big Four Agenda and its affordable housing component where marginal budgetary allocations prevent their meaningful realization.

As such, while there are currently about 2000 units that are being constructed under that affordable housing with a target of 500,000, the numbers are too meagre in a city where there is a deficit of 2 million units. Secondly, while a private partnership would help bridge the gap, the private sector isn't involved or incentivized. The study also found that the failure of addressing the target population due to structural and systemic challenges. For instance, most low income housing policies do not address the target population.

Land legislations have enhanced housing policy targets. However, this has been to a small extent as shown above. This is largely due to issues around the lack of security of tenure. This is largely due to the fact that with the dawn of independence in 1963, the newly crowned African government illegalized a number of forms of housing. This new ruling affected many areas in Nairobi on the basis of land tenure, rendering them unauthorized settlement.

Another aspect is citizens' goodwill which has raised the success levels in the attainment of housing policy targets in Nairobi County. Moreover, housing standards have also been improved. However, the number of improved units is negligible and thus a number of them have not benefitted. Legislation on housing institutions has enhanced the attainment of housing policy targets to a moderate extent owing to enhanced capacity and resources to back institutions such as the National Housing Corporation as well as civil servants housing schemes. Additionally, budgetary legislations have enhanced the attainment of housing policy targets to a small extent since they anchor resource support unto governmental projects such as the Big Four Agenda which engendered a housing component within it. This is also supported by other governmental projects such as the Kibera Slum upgrading scheme.

4.3 Conclusions of the Study

Our findings have shown serious issues at the information sharing level. For instance, stakeholder participation has been greatly hampered by a lack of clarity on issues to do with housing as well as limited information to the common citizen. secondly, there was a challenge pertaining to the realization of meaningful public participation. Other issues bedevilling information sharing include under-information of the target population when implementing housing developments particularly with regard to rights and civic obligations.

The study thus confirms the first hypothesis which is information sharing has no impact on public housing delivery by pointing out that though information sharing has not made immense progress owing to the fact that it has not been meaningful and also the input of the public has not been meaningfully considered.

With regard to social accountability, the study was able to show how the impact of the citizens' goodwill has raised the success levels in the attainment of housing policy targets in Nairobi County. Moreover, housing standards have also been improved. However, we also showed that the number of improved units is negligible and thus a number of them have not benefitted. Furthermore, we were able to point out that there is a lot of room for corruption among the bureaucracy. This was supported by literature where the public sector in the Global South has given in to the pervasive corruption brought on by low pay and the lack of effective incentive systems.

We thus confirm our second hypothesis that social accountability significantly impacts on public housing delivery since as we showed, where social accountability has been enhanced, there was substantial levels of success in the attainment of housing policy targets in Nairobi County.

With regard to the legal impediments to public housing delivery, we showed that there's a mismatch in the budgetary support. Another challenge is that the county plans for yesterday's population. This results in a mismatch between the housing policy and legal framework designs and what is actually realized. We also showed that land legislations have enhanced housing policy targets. However, this has been to a small extent as shown above. This is largely due to issues around the lack of security of tenure. This is largely due to the fact that with the dawn of

independence in 1963, the newly crowned African government illegalized a number of forms of housing. This new ruling affected many areas in Nairobi on the basis of land tenure, rendering them unauthorized settlement.

We thus confirm our second hypothesis that the legal framework on public participation influences public housing delivery.

4.4 Recommendations of the Study

Public housing delivery is commonly regarded as one of the most efficient ways to improve the living conditions of the urban peasantry, who live in decrepit and decaying housing projects on the outskirts of cities. Slum upgrading is a crucial component of urban development and a "linchpin" of any plan to combat urban poverty. It is a program that involves cooperative, local changes in the physical, social, economic, organizational, and environmental conditions of slums.

In as far as public housing policies are concerned; it is crystal clear that the vast majority of the residents of the Nairobi City County have not benefitted from the city's public housing policies and projects. Despite there being a concerted effort towards public housing delivery, the vast number of the people are still living in squalid conditions. To this end, this study seeks to institute a number of recommendations.

4.4.1 Recommendations on Information Sharing and The Attainment of Housing Policy Targets

The study makes the case for the necessity of increasing public participation by raising awareness of public policies and creating mechanisms to enhance meaningful participation in the creation and implementation of housing policy. Additionally, there is a need to encourage information sharing through the use of open channels of communication including housing agencies' websites, neighborhood newsletters, mass media, barazas, and other media. Second, there is a need to enlist civil society actors in order to assist housing policy formulation and implementation organizations in conducting community profiling and comprehensive needs assessments, organizing seminars

and forums to raise awareness of housing issues among the community, and soliciting feedback from the public. Thirdly, there is a need for comprehensive housing, and civic education to stakeholders.

Additionally, the civil society must make use of the social capital, expertise, and information that exist within their networks in order to provide the platforms and processes for including the general public in the formulation of national housing policy. In order to have a bigger impact on the development of the country's housing policies and to encourage more active and proactive citizen engagement, the civil society must also provide spaces and invite government and public authorities.

4.4.3 Recommendations on Social Accountability on Public Housing

The study recommends for the need to deal with corruption which is detrimental to social accountability in the execution of public policies in housing. When corruption is suspected and proven, it is important to take strong and decisive action by ending contracts, firing employees, and/or bringing legal action against violators. Additionally, in order to further discourage corruption by bureaucrats at all levels of government, steps must be taken to maximize recoveries through agreements and plea bargains, legal action, and sanctions. The development and implementation of public housing programs also require the adoption of solid internal control systems that minimize the potential for corruption while still allowing for innovation and calculated risk.

The city's citizens are best able to identify the difficulties they encounter within the slum neighborhood, therefore consultation and direct, meaningful, and ongoing community involvement are essential. Additionally, it is crucial to make sure that slum residents are properly protected against violence and evictions because these actions undo the progress accomplished by slum upgrading programs. Finally, it is crucial to remember that public housing policies call for significant funding as well as long-term political will and fortitude to see the process through despite the obstacles, complaints, and disputes that will unavoidably arise along the road. To this end, there must be a sustained public housing policy programme rather than the disjointed policy

approaches which have often been used and which are oriented not towards development and public housing delivery but rather towards the political-electoral cycle.

In order to construct the procedures and platforms for public participation in the development of national housing policy, the civil society must also make use of the social capital, expertise, and knowledge present in their networks. In order to have a greater impact on the formulation of the nation's housing policies and to strengthen the promotion of active and proactive citizen involvement, the civil society should also host events and invite government officials.

4.4.3 Recommendations on the Legal and Policy Framework on Public Housing

The study recommends for policies that address financing needs of public housing. This should incorporate low interest rates, a longer payment period or the schemes in developed countries whereby you will pay 20% of value of a house, then now you pay your rental income received, you now you see you pay rent to own right. So when you pay rent, eventually, probably in 15-20 years, you get to own the house becomes very easy for people to you know, own housing like that.

Secondly, when designing and implementing legal and policy frameworks, there is a need for local conditions need to be considered. This will ensure that the policy projects are suited to the project in question. The usage of a one-size-fits-all-template will be counterproductive as it is hinged upon an assumption of conditions which might not necessarily reflect the reality on the ground. Furthermore, housing affordability and project finance must be sustainable in the long-term. This will help ensure that there is inclusion of all as well as allow for a systematic elimination of dilapidated housing.

4.4.4 Recommendations on Measures to Achieve Public Housing Targets

A house not only provides a safe haven for its people to live in, but also fosters their growth on both a personal and professional level. Affordable housing is therefore essential. In addition to providing social stability, affordable housing also enhances community quality of life by promoting better health, suitable employment opportunities, financial stability, and security.

Affordable housing has a significant impact on neighborhoods and has the power to reshape them, particularly when developments are created with an urban plan in mind.

To close the gap in the supply of public and/or affordable housing, steps can be done. The first step is to set aside land for settlement and housing at both levels of government. The government, at both the devolved and national levels, owns substantial tracts of land in both metropolitan and peri-urban environments. It is vital for idle land to be released for public housing, especially by middle- and low-income people. This land should also be leased to developers through public-private partnerships in order to further ensure that low- and middle-income people have access to affordable homes.

The second approach is the development of good infrastructure in rural centers and urban informal settlements through the provision of social amenities such as clean water, good transport, a communication system and sanitation services. This was not only help disperse populations by opening up more areas for people to settle in but will also attract private investors keen to develop affordable housing.

A different strategy entails passing legislation to manage and regulate investor land ownership. Affordable housing has been severely hampered by the idea that investors buy big parcels of land, particularly in urban areas, and wait for the values to soar before selling them. Speculator land holding should be regulated and controlled by the government through the implementation of rigorous regulations.

Tied to the third recommendation is the need to regulate land costs and rates. Affordability of housing has been seriously threatened by the ongoing rise in land prices, particularly in urban areas. Due to the high cost of small parcels of land, it is exceedingly difficult to provide affordable housing for the expanding population. The whole cost invested by the investors to erect the homes is levied against the tenants. As a result, low-income individuals have moved into the already crowded slums where they can find affordable housing. This is true despite the slum's inadequate management of vital services like sanitation. The government should step in to control land prices and stop land sellers from taking advantage of homebuyers. As a result, investing will be less expensive.

REFERENCES

Abelson, J., Forest, P. G., Eyles, J. S., E, M., & Gauvin, F. P. (2002). Obtaining public input for health-systems decision making: Past Experiences and Future Prospects. *Canadian Public Administration, 45*(1), 70-97.

Achungo, B. C. (2014). *The Social Transformation of the People Living in Kibera Slum in Nairobi County Following the Kenya Slum Upgrading Programme.* Nairobi: University of Nairobi.

Adindu, C. C., Musa, M. A., Okoro, C. S., Emmanuel, B.-A., & Yusuf, S. O. (2020). A Building Information Modelling Framework for Enhanced Public Participation in Customised Mass Housing Projects in Africa. *Islamic University Multidisciplinary Journal, 7*(2), 317-331.

Anderson, M., & Mwelu, K. (2010). *Kenyan Slum Upgrading Programs: KISIP & KENSUP.* Berkely: University of California.

Baporikar, N. (2014). *Handbook of Research on Higher Education in the MENA Region: Policy and Practice.* Hershey, PA: IGI Global.

Bishop, P., & Davis, G. (2002). Mapping public participation in policy choices. *Australian journal of public administration, 61*(1), 14-29.

Blind, K. (2012). The Influence of Regulations on Innovation: A Quantitative Assessment for OECD Countries. *Research Policy, 41*(2), 391-400.

Bogason, P., & Musso, J. A. (2006). The democratic prospects of network governance. *The American review of public administration*, 3-18.

Borasino, G. (2019). *Governance and the effectiveness of housing policies in Lima.* London: University College London.

Busaka, B. A. (1985). *Public housing policy and the plight of small households in urban Kenya: a case study of Nairobi public housing.* Nairobi: University of Nairobi.

Cai, X. (2018). Determinants of affordable housing allocation: Common perspectives from local officials. *Regional Science Inquiry, 10*(2), 227-237.

Chang, C.-O., & Yuan, S.-M. (2013). Public Housing Policy in Taiwan. In J. Chen, M. Stephens, & Y. Man (Eds.), *The Future of Public Housing: Ongoing Trends in the East and the West* (Vol. 1). Springer.

Chazan, N. (1999). *Politics and Society in Contemporary Africa.* Boulder, Colorado: Lynne Rienner Publishers.

Chen, J., Stephens, M., & Man, Y. (Eds.). (2013). *The Future of Public Housing: Ongoing Trends in the East and the West* (1 ed.). Springer-Verlag Berlin Heidelberg.

Chiu, R. (2010). The Transferability of Hong Kong's Public Housing Policy. *International Journal of Housing Policy*, 301-323.

Contagion, U. (2013). The Coming Boom in Emerging Markets, Global Housing Shortage.

Cuthill, M., & Fien, J. (2005). Capacity building: Facilitating citizen participation in local governance. *Australian Journal of Public Administration*, 63-80.

Cytonn. (2018). *Affordable Housing in Kenya*. Retrieved April 28, 2021, from https://www.cytonn.com/topicals/affordable-housing-in-kenya

Deng, Y., Sing, T. F., & Ren, C. (2013). The Story of Singapore's Public Housing: From a Nation of Home-Seekers to a Nation of Homeowners. In *The Future of Public Housing: Ongoing Trends in the East and the West* (pp. 103-122). Springer.

Desgroppes, A., & Taupin, S. (2011). Kibera: The Biggest Slum in Africa? *Les Cahiers de l'Afrique de l'Est, 44*, 23-34.

Easton, D. (1966). *The Political System: An Inquiry Into the State of Political Science.* New York: A. A. Knopf.

Economic and Social Rights Centre (Hakijamii). (2012). *Assessment of the Realization of the Right to Housing in Kenya 2011-2012.* Nairobi: Economic and Social Rights Centre.

Economics Online. (2015). Policy Objective. *Economics Online*. Retrieved from https://www.economicsonline.co.uk/Definitions/Policy_objective.html

Equitable Housing Institute. (2016). *Exclusionary Housing Policies.* Retrieved from
http://www.equitablehousing.org/exclusionary-housing-policies.html

Forster, W. (2013, May 10). Social Housing Policies in Vienna, Austria: A Contribution to
Social Cohesion. *The New Tenement : Tradition and Modernity*. Glagow. Retrieved
December 27, 2019

Fung, A., & Wright, E. O. (2003). *Deepening democracy: institutional innovations in
empowered participatory governance.* London & New York: Verso.

Giti, D. M., & Ondieki, E. O. (2019). Evolution of the public private partnership (ppps) and its
application in down market urban housing in Kenya. *Journal of Public Administration
and Policy Research, 11*(3), 12-21.

Giti, D., K'Akumu, O., & Ondieki, E. (2020). Enhanced role of private sector through public
private partnerships in low income urban housing in Kenya. *Journal of Financial
Management of Property and Construction, 25*(2), 293-312.

Gopalan, K., & Venkataraman, M. (2015). Affordable housing: Policy and practice in India.
IIMB Management Review, 27(2), 129-140.

Hindess, B. (1997). Democracy and disenchantment. *Australian Journal of Political Science,
32*(1), 79-92.

Home, R. K. (1996). Of Planting and Planning: The Making of British Colonial Cities.
Routledge, 20.

Howell, K. L. (2018). Housing and the Grassroots: Using Local and Expert Knowledge to
Preserve Affordable Housing. *Journal of Planning Education and Research, 38*(4), 437-
448.

Huang, Z., & Du, X. (2015). Assessment and determinants of residential satisfaction with public
housing in Hangzhou, China. *Habitat International*, 218-230.

Institute for Economic Affairs. (2017). Housing Policy as an Agenda for Elections 2017. *Policy
Brief*(3).

International Rescue Committee. (2015). *Social Accountability: An Introduction to Civic Engagement for Improved Service Delivery.* New York: International Rescue Committee.

Jackson, A. (2020). Accountability matters: beyond commitment, the role of accountability mechanisms in implementing plans in mixed income communities. *Housing Studies, 35*(2), 238-265.

Jang, Y.-H., & Kim, S.-H. (2013). New Experiments in Public Housing Supply in Seoul,South Korea: The Possibilities and Limits. In J. Chen, M. Stephens, & Y. Man (Eds.), *The Future of Public Housing:Ongoing Trends in the East and the West* (pp. 123-142). Springer.

Kamau, H., & Ngari, J. (2002). *Integrated Urban Housing Development Assessment of the Mathare 4A Development Programme against the Sustainable Livelihoods Approach.* London: UK Department for International Development.

Kamau, P. K. (2002). *Enhancing Housing Development And Ownership: Prospects For Individual Housing Development In Nairobi, Kenya.* Tsukuba, Japan: University of Tsukuba.

Kang, V., & Altes, W. K. (2015). Public accountability in planning for new housing areas. *Municipal Engineer, 168*(4), 1-9.

Kaseya, C. N., & Kihonge, E. (2016). Factors affecting the effectiveness of public participation in county governance in Kenya: A case of Nairobi county. *International Journal of Scientific and Research Publications, 6*(10), 476-487.

Keller, E. (2014). *Identity, Citizenship, and Political Conflict in Africa.* Bloomington, IN: Indiana University Press.

Kenya National Bureau of Statistics :KNBS. (2010). *2009 Kenya Population and Housing Census.* Nairobi: Government of Kenya: GoK.

Klijn, J., & Koppenjan, J. (2018). What makes Public- Private Patnerships work?Survey research into the outcomes and quality of cooperations in PPPs. *Public Management Review*, 1165-1185.

Klopp, J. (2000). Pilfering the Public: The Problem of Land Grabbing in Contemporary Kenya. *Africa Today, 47*(1), 7-26.

Koppenjan, J. F., & Klijn, E. H. (2004). *Managing uncertainties in networks: a network approach to problem solving and decision making. .* London: Routledge.

Kusienya, C. M. (2004). The Mathare 4A Experience and the Kenya Slum Upgrading Programme. *Workshop on the Perpetuating Challenge of Informal Settlements.* Johannesburg: University of Witwatersrand.

Legislative Sector Support. (2013). *Public Participation Framework for the South African Legislative Sector.* Cape Town: Legislative Sector South Africa.

Mackay, M., & Shaxton, L. (2010). *Understanding and Applying Basic Public Policy Concepts*. Retrieved from Solvenet: https://www.politicipublice.ro/uploads/understanding_public_policy.pdf

Matindi, N. N. (2008). *Affordable Housing for Low and Middle Income Earners in Nairobi– Kenya.* Nairobi: Centre for Affordable Housing.

Mburu, L. (2014). *An Assessment of Land Use Conflict in Peri-Urban Areas of Nairobi: A Case of Drumvale Estate – Ruai.* Nairobi: University of Nairobi.

Mitullah, W. V. (1993). *State policy and urban housing in Kenya: the case of low income housing in Nairobi.* York: University of York.

Mossberger, K., Tolbert, C. J., & McNeal, R. S. (2008). *Digital Participation: The Internet, Society and Participation.* London: The MIT Press.

Mugo, A. K. (2017). *Factors Affecting Public Participation in Legislative Procedures in County Governments (A Case Study Of County Assembly Of Embu).* Nairobi: Management University of Africa.

Muiruri, P. (2013, January 10). Housing policy in a devolved system. *The Standard*.

Muse, S. A., & Narsiah, S. (2015). Challenges to public participation in political processes in Nigeria. *Journal of Social Sciences, 44*(2-3), 181-187.

Mwangi, I. K. (1997). The nature of rental housing in Kenya. *Environment and urbanization, 9*(2), 141-160.

Mwenzwa, E. M., & Misati, J. A. (2014). Kenya's social development proposals and challenges: review of Kenya Vision 2030 first medium-term plan, 2008-2012. *American International Journal of Contemporary Research, 4*(1), 246-253.

Nabutola, W. (2004). Affordable Housing in Kenya : A Case Study of Policy on Informal Settlements. *3rd FIG Regional Conference*, (pp. 1-17). Jakarta, Indonesi.

Natural Resource Governance Institute. (2015). *Legal Framework Navigating the Web of Laws and Contracts Governing Extractive Industries.* New York, NY: Natural Resource Governance Institute. Retrieved from https://resourcegovernance.org/sites/default/files/nrgi_Legal-Framework.pdf

Ndung'u, N., Thugge, K., & Otieno, O. (2011). *Unlocking the future potential for Kenya: The Vision 2030.* Nairobi: Ministry of State for Planning, National Development and Vision 2030.

Obala, L., & Mattingly, M. (2013). Ethnicity, corruption and violence in urban land conflict in Kenya. *Urban Studies, 51*(13), 2735-2751.

Ochieng, C. C. (2007). A critical review of housing delivery in Nairobi: Different actors – different socio-economic groups. *ArchNet-IJAR*, 140-152.

Ochieng, R. R. (2017). Determinants of accessibility to quality housing by the low/middle income earners in Kenya. *International Journal of Innovative Research and Knowledge, 2*(5), 102-115.

Ogana, W. (2017). *Sustainable Development Goals (SDGs): Case of Kenya*. Retrieved October 31, 2019, from http://www.ub.edu.bi/wp-content/uploads/2017/07/Ogana_SDGs_Burundi_2017.pdf

Omagwa, J. (2021). Affordable Housing Programme in Kenya: Policy Guidelines and Milestones. *Public Policy and Administration Research, 11*(2).

Ominde, S. (1971). Migration and the structure of population in Nairobi. *Population in African Development*, 537-55.

Organisation for Economic Co-operation and Development. (2020). *Social housing: A key part of past and future housing policy.* Paris: Organisation for Economic Co-operation and Development.

Ouna, V. (2017). Land Governance in Urban Areas Case of Nairobi City County. *2017 World Bank Conference on Land and Poverty.* Washington DC: The World Bank.

Owuoche, S. O. (1998). *The politics of public housing in Kenya: The case of National Housing Corporation of Kenya.* Nairobi: University of Nairobi.

Oxford Analytica. (2018). *Kenya development outlook shifts to the private sector.* Oxford: Oxford Analytica.

Paul, S. (1987). *Community participation in development projects.* Washington, DC: World Bank.

Republic of Kenya. (2010). *Constitution of Kenya.* Nairobi: National Council for Legal Publishing.

Shah, S. (2021). *Support for collaboration in driving an affordable housing agenda in Kenya.* Nairobi: Centre for Affordable Housing Finance in Africa.

Shrestha, K. K., & McManus, P. (2008). The politics of community participation in natural resource management: lessons from community forestry in Nepal. *Australian Forestry*, 135-146.

Sidney, M. S. (2007). Policy Formulation: Design and Tools. In F. Fischer, J. G. Miller, & M. S. Sidney (Eds.), *Handbook of Public Policy Analysis.* Taylor and Francis Group.

Smyth, S. (2017). Public accountability: reforms and resistance in social housing. *Public Management Review, 19*(2), 212-231.

Stephens, M. (2014). Social Housing in the United Kingdom. In J. Chen, M. Stephens, & Y. Man (Eds.), *he Future of Public Housing: Ongoing Trends in the East and the West* (p. 199=214). Springer-Verlag Berlin Heidelberg.

The World Bank. (2016). *Kenya Urbanization Review.* Washngton: The World Bank.

Tordoff, W. (2002). *Politics and Government in Africa.* Indiana: Indiana University Press.

UN HABITAT. (2004, April 24). New housing policy targets Kenyan urban slum dwellers. *UN HABITAT*.

UN- Habitat. (2011). *Affordable Land and Housing in Africa.* UN- Habitat.

United Nations Economic Commission for Africa. (1976). Report on Housing in Africa. *UN Habitat Conference*, (p. 3). Vancouve.

United Nations Human Settlements Programme (UN-HABITAT). (2003). *Monitoring housing rights: Developing a set of indicators to monitor the full and progressive realisation of the human right to adequate housing.* Nairobi: Office of the High Commissioner for Human Rights (OHCHR).

Uraia. (2016). *What is Public Participation?* Nairobi: Uraia. Retrieved from https://uraia.or.ke/wp-content/uploads/2016/11/Citizen-Participation-BOOKLET.pdf

Van Meter, D. S., & Van Horn, C. E. (1975). The policy process. *Administration and Society, 6*(4), 445-488.

Wagenaar, H. (2007). Governance, complexity, and democratic participation: how citizens and public officials harness the complexities of neighborhood decline. *American Review of Public Administration*, 17–50.

Watson, D. P., Young, J., Ahonen, E., Xu, H., Henderson, M., Shuman, V., & Tolliver, R. (2014). Development and testing of an implementation strategy for a complex housing intervention: protocol for a mixed methods study. *Implementation Science, 9*(138).

Weber, M. (1958). The Three Types of Legitimate Rule. *Berkeley Publications in Society and Institutions, Vol. 4, No. 1*, 1-11.

Wesselink, A., Paavola, J., Fritsch, O., & Renn, O. (2011). Rationales for public participation in environmental policy and governance: practitioners' perspectives. *Environment and Planning, 43*(11), 2688-2704.

World Economic Forum. (2019). *Making Affordable Housing a Reality in Cities.* Geneva: World
  Economic Forum.

Zhang, L., Yuan, J., Xia, N., & Bouferguene, A. (2020). Improving Information Sharing in
  Major Construction Projects through OC and POC: RDT Perspective. *Journal of*
  Construction Engineering and Management, 146(7).

APPENDIX I: STRUCTURED QUESTIONNAIRE

INTRODUCTORY LETTER

Dear Participant

My name is Monicah Wanjiru Kinuthia and I am a graduate student at the University of Nairobi. As part of my academic requirements, I am researching on the influence of public participation and legal framework in public housing delivery in Nairobi County. I am inviting you to participate in this research study by filling in this questionnaire to the best of your knowledge. Participation is strictly voluntary and you may refuse to participate at any time. Thank you for taking the time to assist me in my educational endeavours. The data collected will provide useful information on the influence of public participation and legal framework in public housing delivery in Nairobi County.

Sincerely,

Monicah Wanjiru Kinuthia

SECTION A: DEMOGRAPHIC INFORMATION

Please put a tick where appropriate

1. Age (please tick one box)

   18-30 ☐

   31-40 ☐

   41-50 ☐

   51-60 ☐

   60+ ☐

2. Highest Education level

   Primary ☐

   High school ☐

   College ☐

   Other (specify): _____

3. In which estate do you live?

Kariobangi Tenant Purchase Scheme ☐

Uhuru Estate Tenant Purchase Scheme ☐

Kimathi Tenant Purchase Scheme ☐

Kayole Soweto Resettlement ☐

Dandora Ex-Muoroto ☐

Mathare North ☐

Ngei Estate ☐

4. For how long have you been a resident of this estate?

0-5 Years ☐

6-10 Years ☐

11-15 Years ☐

16-20 Years ☐

21+ Years ☐

SECTION B: PUBLIC PARTICIPATION PROCESS

5. a) Have you been involved in public participation on housing issues before?

Yes ☐

No ☐

b) If yes, On which public participation platform were you engaged on?

Official Website ☐

Citizen Survey ☐

Community Meeting (Baraza) ☐

News Media (TV, newspaper) ☐

☐

Social Media

6. What approach to public involvement do you prefer?

Official Website   [ ]

Citizen Survey   [ ]

Community Meeting (Baraza) [ ]

News Media (TV, newspaper) [ ]

Social Media   [ ]

7. To what extent is information on official government websites on housing effective?

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

8. In your opinion, how can information be more effectively disseminated to the citizens?

……………………………………………………………………………………………………
……………………………………………………………………………………………………
……………………………………………………………………………………………………
……………………………………………………………………………………………………
………………………………………………………………………………………………....

9. What is your current housing situation?

Homeowner   [ ]

             [ ]

Tenant

Living with others but not paying rent/mortgage

Living with others and assisting with paying rent/mortgage

10. a) Are you satisfied with your current living arrangements?

Yes

No

b) If not, please explain why?

Home/Apartment needs repairs that I cannot afford

Landlord won't make repairs

Property Value Fell

Foreclosure Concerns

Crime in Neighborhood

Too expensive

11. If others, please specify

………………………………………………………………………………………………
………………………………………………………………………………………………
………………………………………………………………………………………………
………………………………………………………………………………………………
………………………………………………………………………………………………

12. What proportion of your household income do you spend on rent/mortgage?

Significant Percentage	[	]
Moderate Percentage	[	]
Small Percentage	[	]
No Contribution	[	]

13. a) Do you feel that there is adequate affordable/handicapped accessible housing in your area? If not please explain why.

Yes ☐

No ☐

b) Other (please specify) _____

14. How connected are you to

a) Schools

Near ☐

Accessible Distance ☐

Far ☐

b) Hospital

Near ☐

Accessible Distance ☐

Far ☐

c) Public spaces

Near   [ ]

Accessible Distance [ ]

Far   [ ]

d) Place of work

Near   [ ]

Accessible Distance [ ]

Far   [ ]

e) Place of worship

Near   [ ]

Accessible Distance [ ]

Far   [ ]

SECTION C: IMPACT OF PUBLIC PARTICIPATION ON PUBLIC HOUSING DELIVERY IN NAIROBI COUNTY

15. What is the impact of public participation on the supply of policy supports for the implementation of housing policies in Nairobi County?

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

16. What is the impact of public participation on the attainment of housing policy targets in Nairobi County?

      Very great extent   [   ]

      Great extent   [   ]

      Moderate extent   [   ]

      Small extent   [   ]

      No extent   [   ]

17. What is the impact of public participation on the political will to implement housing policies in Nairobi County?

      Very great extent   [   ]

      Great extent   [   ]

      Moderate extent   [   ]

      Small extent   [   ]

      No extent   [   ]

18. What is the impact of the citizens' goodwill on the attainment of housing policy targets in Nairobi County?

      Very great extent   [   ]

      Great extent   [   ]

      Moderate extent   [   ]

      Small extent   [   ]

      No extent   [   ]

SECTION B: INFLUENCE OF LEGAL FRAMEWORKS ON PUBLIC HOUSING DELIVERY IN NAIROBI COUNTY

19. What is the influence of legislation on housing institutions on the attainment of housing policy targets?

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

20. What is the influence of regulatory legislations on the attainment of housing policy targets?

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

21. What is the influence of budgetary legislation on the attainment of housing policy targets?

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

22. To what extent are housing policies prioritized and funds allocated according to an integrated picture of housing needs and departmental implementation capacities

        Very great extent   [   ]

        Great extent   [   ]

        Moderate extent   [   ]

        Small extent   [   ]

        No extent   [   ]

23. What is the influence of housing regulations on the attainment of housing policy targets?

        Very great extent   [   ]

        Great extent   [   ]

        Moderate extent   [   ]

        Small extent   [   ]

        No extent   [   ]

24. What is the influence of land legislations on the attainment of housing policy targets?

        Very great extent   [   ]

        Great extent   [   ]

        Moderate extent   [   ]

        Small extent   [   ]

        No extent   [   ]

THANK YOU FOR YOUR TIME AND COOPERATION

MONICAH WANJIRU KINUTHIA

APPENDIX II: KEY INFORMANTS GUIDE

INTRODUCTORY LETTER

Dear Participant

My name is Monicah Wanjiru Kinuthia and I am a graduate student at the University of Nairobi. As part of my academic requirements, I am researching on the influence of public participation and legal framework in public housing delivery in Nairobi County. I am inviting you to participate in this research study by answering the questions in this guide to the best of your knowledge. Participation is strictly voluntary and you may refuse to participate at any time. Thank you for taking the time to assist me in my educational endeavours. The data collected will provide useful information on the influence of public participation and legal framework in public housing delivery in Nairobi County.

Sincerely,

Monicah Wanjiru Kinuthia

Phone: +2547

SECTION A: IMPACT OF PUBLIC PARTICIPATION ON PUBLIC HOUSING DELIVERY IN NAIROBI COUNTY

1. What is the impact of public participation on the attainment of housing policy targets in Nairobi County?

2. What is the impact of public participation on the political will to implement housing policies in Nairobi County?

3. What is the impact of public participation on the supply of policy supports for the implementation of housing policies in Nairobi County?

4. What is the impact of the citizens' goodwill on the attainment of housing policy targets in Nairobi County?

SECTION B: INFLUENCE OF LEGAL FRAMEWORKS ON PUBLIC HOUSING DELIVERY IN NAIROBI COUNTY

5. What is the influence of legislation on housing institutions on the attainment of housing policy targets?

6. What is the influence of regulatory legislations on the attainment of housing policy targets?

7. What is the influence of budgetary legislation on the attainment of housing policy targets?

8. What is the influence of housing regulations on the attainment of housing policy targets?

9. What is the influence of land legislations on the attainment of housing policy targets?

THANK YOU FOR YOUR TIME AND COOPERATION

MONICAH WANJIRU KINUTHIA