

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

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ABSTRACT

More than half of the world's six billion inhabitants live in cities and towns. Governments are under increasing obligation to fulfill fundamental human essentials including shelter. This research explored the effects of public private partnerships on affordable housing projects in Mombasa County, Kenya. The study was guided by agency theory and stakeholder theory in understanding the variables. Data was collected by use of a structured questionnaire. Thus, this survey employed a descriptive research design. The study used a proportionate stratified random sampling to select the study sample from the County officials, Non-governmental organizations managers, development partners' managers and Households heads from in Likoni Customs estates, Likoni flats and Changamwe estate in the affordable housing projects. The questionnaire was utilized to gather primary data. Pre-testing was done at Likoni flats and customs where validity and reliability was tested. Therefore, all the predictor items had a Cronbach's Alpha value of .965. A response rate of 80.5% (318) was achieved. The odds ratio indicates that the odds of effective implementation of affordable housing project increases by a factor of 14.197 on stakeholder's

management, 0.004 on development partners Commitment, 485.028 on legal framework, and 2938.665 on political systems for every one unit increase on affordable housing project in PPP framework. Hence, the predictor variables were found to be statistically significant in the effect of the implementation of PPP in affordable housing projects. Moreover, the correlation was 0.430 on stakeholders' management, 0.545 on development partners Commitment, 0.757 on legal framework indicator and a very great extent correlation 0.845 on political system indicator. Therefore, for effective implementation the political system environment is a precursor and will determine the fulfillment of the projects. Policies and strategic plans written in consultation with all the relevant stakeholders will help in improving the affordable housing projects in Mombasa County. Appropriate laws, regulations and enactment will be on track and operational inefficiencies will be reduced if the stakeholders are involved from the development partners and the community.

Keywords: Stakeholders Management, Development Partners Commitment and Affordable Housing.

INTRODUCTION

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

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

Until 2000, the Global Strategy for Housing, which urged states to do more to provide shelter for their most vulnerable citizens, supported government efforts (United Nations Habitat, 2012). This led to the unprecedented growth of houses constructed that made low-income housing unattractive and financially unviable for developers. However, sessional Paper No. 3 of 2004 on Kenya's National Housing Policy was enacted to streamline housing development efforts, including increased collaboration. In 2007, it developed Market re-engineering approaches to entice more private investors into the housing sector, which had previously received minimal backing from such corporations (Government of Kenya [GoK], 2013). The need for private sector participation in housing delivery originates from the realization that the public sector lacks the capabilities necessary to address rising housing demand caused by population expansion and distress. A paradigm shift is advocated to foster greater collaboration between the public and private sectors in developing affordable housing for low-income urban inhabitants. Finlayson's (2012) premise of Public Private Partnerships (PPPs) has gained traction with developers and policymakers.

Kenya is building a holistic milieu that provides for affordable housing in accordance with Vision 2030. As a component of urban planning, housing is intrinsically related to urbanization (Chileshe *et al.*, 2020). Kenya's urban population is 53.2% of the total population, growing at a pace of 4.15% each year since 2015. According to 2019 census forecasts, Mombasa County's population is expected to reach 2.41 million by 2040 (Kenya National Bureau of Statistics [KNBS], 2019). Demand for new residences continues to rise as encroachment on existing

housing units continues (Mombasa County Government [MCG, 2017]). At the moment, the demand-supply imbalance is approximately 200,000 housing units per year (Githinji, 2018; Centre for Affordable Housing Finance Africa [CAHF], 2019).

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

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

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

Statement of the Problem

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

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

provides a knowledge gap in assessing the effects of public private partnerships on the implementation of affordable housing projects in Mombasa County.

Objectives of the Study

- i. To establish stakeholder's management in public private partnership on implementation of affordable housing projects in Mombasa County, Kenya.
- ii. To examine the effect of development partner's Commitment in public private partnership on implementation of affordable public private partnership housing projects in Mombasa County, Kenya.

LITERATURE REVIEW

Theoretical Framework

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

The Agency Theory

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

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

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

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

Stakeholders theory

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

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

Empirical Literature

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

Across the world, nations have used a variety of techniques to achieving the objective of affordable housing projects, with varying degrees of success. A significant level of Commitment to the building and management of a network of contacts is a common denominator in some of the few accessible success stories (Ewurum *et al.*, 2019). Stakeholder management is a strategy for managing expectations and participation of those affected by PPP deliverables or outputs during the planning and implementation phases. Components of sustainable housing, such as increased private house ownership and reduced homelessness, are already embedded in Canadian housing policy. As a result of expanding communication between housing regulators and specific stakeholders, demographic and socioeconomic predictions were used in the creation of long-term housing policy (International Institute for Sustainable Development, 2016).

Many recent studies (Huang, 2017; Itheme, 2017; Malachira, 2017) have underlined the importance of stakeholder management in project execution and completion. Stakeholder identification (Algrnas, 2015), stakeholder engagement (Malachira, 2017), and stakeholder conflict management (Algrnas, 2015) are used to help deliver housing projects (Ojobor & Ewurum, 2017). It is clear from the usage of these CSFs on projects that stakeholders have differing views on project outcomes, and project success is a result of reconciling these views. Participants who may be impacted by decisions or have input into their implementation are stakeholders. Australia's housing industry now has the capacity to create, sustain, and push long-term economic recovery. "Housing has carried us out of every prior recession," said Chip Case of

the Case-Shiller index (Ogunleye, 2019). South Africa followed suit, adopting the Record of Understanding between the Government and Housing Stakeholders (Kwofie *et al.*, 2019). Throughout the implementation process, highly skilled management teams supervise and monitor the prototype. The project emphasizes the necessity of thorough stakeholder identification and dispute resolution in policy implementation (Halvitigala, 2019). Despite these successes, the housing industry in most emerging economies has been reluctant to use stakeholder participation (Kwofie *et al.*, 2019). Despite the huge demand for housing and adequate shelter in developing nations, it might be argued that the lack of stakeholder engagement in housing development planning and implementation contributed to program failure (Ojobor & Ewurum, 2017). Housing authorities recognize and engage interests through Stakeholder Management methods, policies, and institutions. An effective stakeholder management strategy for delivering affordable PPP housing complexes has become more critical in Mombasa. This study's purpose is to better understand how public-private partnerships affect the delivery of affordable housing in Mombasa County.

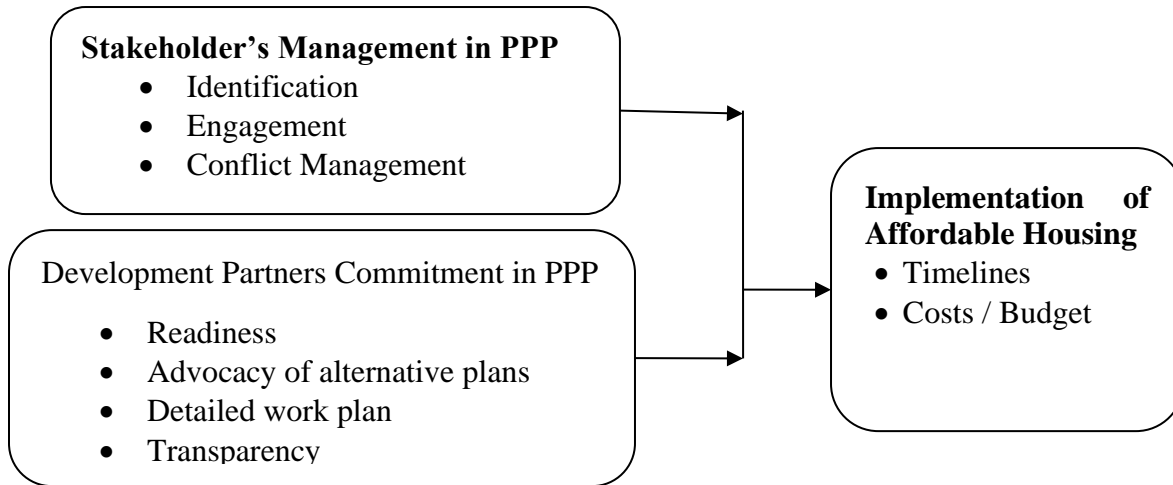
Development Partners Commitment in PPP on the implementation of affordable Housing

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

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

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

Conceptual Framework



RESEARCH METHODOLOGY

A descriptive research design was used in this study. This was due to the fact-finding nature of the study, which necessitate the employment of several types of inquiries to acquire the necessary data. The study assessed the effects of public private partnership on implementation of affordable housing in Mombasa County. The independent variables were stakeholders' management, Development Partners Commitment, legal framework and finally political factors. The Dependent Variable of the study was implementation of affordable housing in Mombasa County. The target population of this study was 31978 respondents comprising of development partners, Non- governmental organization involved in low housing development and County government officials involved in the development of low housing. According to the Department of Land, Planning, Housing and Urban renewal departmental report of 2017, Mombasa County estates has households estimate of 15933 households in total and each estate is surrounded by encroaching slum area with and approximate number to 16,000 households. This translates to an estimate population of 31933 households that are of relevance to the study. According Kothari (2019), population refers to an all-inclusive group of people or items that the researcher intends to investigate. The study adopted proportionate stratified random sampling to select the study sample from the County officials, Non-governmental organizations, development partners and Households who bought their home through a form of home financing. The study sample size was derived by using the Slovin's formula and was computed as follows.

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

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

$$\begin{aligned} \text{Therefore: } n &= 31978 / (1 + 31978(0.05^2)) \\ &= 395 \text{ respondents} \end{aligned}$$

Further census sampling was used to arrive to the required sample size of 395 by sampling county officials, Non-governmental organization; Development partners and the remaining were from the household presumed to benefit from affordable housing. Primary data from the sampled respondents was collected through the use of questionnaires. The questionnaire was suitable for the study as it could gather a lot of information within a short period of time. The questions were organized according to subtopics derived from the study objectives comprising of closed-ended questions for easy response. Likert scale was adopted in most of the questions to allow respondents to freely express their opinions in an aptitude scale about various aspects related to the study objectives. The data collected through the questionnaires was first checked for completeness, and then coded, tabulated, and analyzed using SPSS version 26.0. Descriptive statistics was computed in terms of percentages and frequencies to capture the characteristics of the variables under study.

Results and Findings

A response rate of 80.5% was achieved. According to (Fincham, 2008) a cluster randomized study should have a response rate $\geq 80\%$. This is in order for the sample to be fully representative of the population. In a study conducted in Starehe in Nairobi County for affordable housing, had a 97% response rate, but the sample size was 100 respondents (Masinde, 2019). This study sample was large enough to generalize the findings and the response rate was representative of the study population attributes. Moreover, (Baruch, 1999) study on academic studies response rate recommends a response rate of more than 60% to be credible enough for the study.

The current occupier of the government house was found to be majorly 191(67.8%) those that had been registered in the lands records as the legal custodians. But, yet a significant number 92(32.2%) were found to be the occupants where the houses did not bear their names. On exploring further, the study found out that 88(95.6%) had no any formal writing where only 4(4.9%) had a formal agreement. The occupant was either a relative or a non-relative. Where, majority were relatives 193(68.1) while non-relatives were 90(39.9%). For the non-relative the houses were for rental purposes and some directly paid the monthly rate to the estate managers and a few registered owners paid on their behalf.

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

The study revealed that 169(53.1%) of participators were self-employed, this could be attributed by majority of the responses was from household heads. Formal employment was recorded at

80(25.2%), not employed represented those that were not currently engaged in any form of employment or business 53(16.7%) while those in the informal employment 16(5.0%). The informal category included those who were casually employed and were not on pension or formal contract. This was indicative that majority of the respondents were working formally employed or had a business set up to run.

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

Stakeholders Management and PPP in AHP

According to table 4.4, 78.3% (n=249) respondents stated that stakeholders’ engagement greatly affects the affordable housing projects. It had a mean of 3.62 and SD=1.157. Moreover, majority 84.0% (n=267) affirmed that stakeholders were engaged and committed in the implementation of affordable housing. Only, a few individuals 16.0% (n=51) were contrary and found out that stakeholders were not engaged satisfactorily. The mean was reported to be 3.74 and SD=1.149, which is optimum and significant.

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

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

Table 4.4 Effect of Stakeholder Engagement in implementation of AHP

| | NE | LE | ME | GE | VGE | Mean | Std. Dev | Output |
|--------------------------------|----------|---------|------|-----------|----------|------|----------|--------|
| Stakeholders Engagement Effect | 39(12.3) | 20(6.2) | 0(0) | 224(70.4) | 35(11.1) | 3.62 | 1.157 | 4 |

NE: No extent, LE: Little Extent, ME: Moderate Extent, GE: Great Extent, VGE: Very Great Extent

Table 4.5 Stakeholders Management and PPP in AHP

| | SA | A | N | D | SD | Mean | Std. Dev | Output |
|---|----------|-----------|---------|---------|----------|------|----------|--------|
| Commitment of Stakeholders | 55(17.3) | 212(66.7) | 0(0) | 16(4.9) | 35(11.1) | 3.74 | 1.149 | 4 |
| Readiness to participate among stakeholders | 52(16.4) | 196(61.6) | 12(3.7) | 27(8.6) | 31(9.9) | 3.67 | 1.162 | 4 |
| Stakeholders engaged in planning and implementation | 55(17.3) | 177(55.6) | 24(7.4) | 31(9.9) | 31(9.9) | 3.60 | 1.180 | 4 |
| Consultation done amongst Stakeholders | 27(8.5) | 232(73.0) | 4(1.2) | 24(7.5) | 31(9.9) | 3.63 | 1.078 | 4 |
| Capacity building conducted amongst Stakeholders | 24(7.5) | 235(73.9) | 4(1.2) | 24(7.5) | 31(9.9) | 3.62 | 1.067 | 5 |

Development Partners Commitment and PPP in AHP

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

On the assessment of the development partners Commitment effect on implementation was sub-optimally agreed 50.6% (n=161). The effect was accorded by a mean score of 3.20 with SD=1.239. The development partners Commitment in readiness to participate in implementation was disagree by majority 50.3% (n=160), mean 2.63, SD=0.941. The respondents perceived that the development partners showed that they were either not ready to embark on the implementation of the projects or not supplemented with the requisite support by the County Government of Mombasa. In addition, this could compromise on the transparency of the housing scheme project. With DP viewed as not reliably and transparent enough in their undertaking of the housing projects implementation 64.2% (n=204), mean 2.41, SD=0.972.

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

Table 4.6 Partners Commitment Effect in implementation of AHP

| | NE | LE | ME | GE | VGE | Mean | Std. Dev | Output |
|--|---------|----------|---------|-----------|----------|------|----------|--------|
| Partners Commitment effect on implementation | 16(5.0) | 59(18.6) | 27(8.5) | 180(56.6) | 36(11.3) | 3.51 | 1.074 | 4 |

Table 4.7 Development Partners Commitment and PPP in AHP

| | SA | A | N | D | SD | Mean | Std. Dev. | Output |
|--|----------|-----------|----------|-----------|----------|------|-----------|--------|
| Development Partners Commitment Effect on Implementation | 43(13.6) | 118(37.0) | 47(14.8) | 79(24.7) | 31(9.9) | 3.20 | 1.239 | 4 |
| DP Commitment | 35(11.1) | 102(32.1) | 55(17.3) | 118(37.0) | 8(2.5) | 3.12 | 1.111 | 2 |
| DP ensuring no delays | 43(13.6) | 79(24.7) | 35(11.1) | 129(40.7) | 31(9.9) | 2.91 | 1.267 | 2 |
| DP Readiness to participate | 0(0) | 71(22.2) | 90(28.4) | 126(39.5) | 31(9.9) | 2.63 | 0.941 | 2 |
| DP Ensure Detailed Work Plan | 12(3.7) | 118(37.0) | 16(4.9) | 141(44.4) | 31(9.9) | 2.80 | 1.156 | 2 |
| DP Ensure Transparency | 0(0) | 63(19.8) | 51(16.0) | 157(49.4) | 47(14.8) | 2.41 | 0.972 | 2 |
| Project completion within allocated time schedule | 39(12.3) | 122(38.1) | 28(8.9) | 82(25.9) | 47(14.8) | 3.06 | 1.317 | 4 |

Summary, Conclusion, And Recommendations

Stakeholders’ Management effect and PPP in AHP

Stakeholder’s management in PPP framework was found to have a positive predictor on the AHP. For instance, China projected to construct affordable housing in a total of 36 million units from 2010 to 2015 (Gan et al., 2017). Due to the magnitude of the projects, China Government had to collaborate with the stakeholders in achieving the affordable housing target (Lin, 2018).

Effect of development partners and PPP in AHP

Development partners commitment in PPP framework was found not be significant in influencing implementation of AHP. This is in contrary to several authors who found out significance contribution of development partners in ensuring implementation of affordable housing projects (Muhammad & Johar, 2019; Suraya et al., 2015; Woo & Khoo, 2020). The developers are the key actors determining the implementation of affordable housing (Mohammed et al., 2014). Notwithstanding the land inspection committee in Mombasa County Government to oversee the implementation of affordable housing (such as the progress of the development, appropriate materials usage as specified, and amenities installation as per the planning standards). This is in contrast with other developed economies such as Singapore and Korea, the state institutions are the one tasked with the responsibility

Conclusion

In the city of Vienna 25% of the houses are owned and maintained by the state, in Singapore 82% of the population live in apartments build by the Housing and Development Board. The Singaporean Government ensures that the citizens have a permanent residence (Kalugina, 2016). This has largely been contributed by the Government commitment in support of the legal framework put in place. Some economies such as USA has also been relatively successful such as Boulder and Austin cities. The cities have established an environment that is conducive for the development partners and factors in the economic capability of the community. Since the PPP in affordable housing in Mombasa County is at an inception phase, there is need for consideration of stakeholders' perspective in the planning stage. Malik & Tariq (2021) accentuate the importance of stakeholders' in the regulatory framework initiation and

Recommendations for Policy/Practice

- i. Ensuring regulated interactions amongst stakeholders in the contextual framework of affordable housing. A neoteric study by Malik & Tariq (2021) apexes a multidisciplinary approach calls for corporate governance amidst all the stakeholders.
- ii. Promotion of an institutionalist-stakeholder approach. This shall enable development partners cognizant of the multi-dimension needs hence concerted effort in implementation.
- iii. Foster a structure of provision in the affordable housing projects. The County Executive Committee of Lands planning and Housing should be at the apex of the Organogram. The other relevant bodies involved in the affordable should be accorded their mandate with a time limit.
- iv. Policy Interventions in market regulation by ensuring control of the actions and transactions in the market. These factors in the public interest and externalities and ensuring security of tenure. There should be development control and building regulations stipulated in the neighborhood regions where the affordable housing projects are desired to be implemented.
- v. The CIDP 2023-2027 should offer elaborate strategic plan of affordable housing in line with the sustainable development goals which CIDP 2018-2022 did not. Moreover, the CECM should come up with policies to regulate, guide and ensure effective implementation of AHP.

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