

**COUNTY INTEGRATED DEVELOPMENT PLAN AND IMPLEMENTATION OF
AFFORDABLE HOUSING PROJECTS IN NAROK NORTH CONSTITUENCY,
NAROK COUNTY, KENYA**

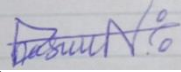
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**A Research Project Submitted in Partial Fulfilment of the Requirements for the Award of
the Degree of Master of Arts in Project Planning and Management of the University of
Nairobi**

2022

DECLARATION

I declare that this research project is my work and has never been submitted for any award in any university.

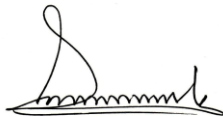
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DEDICATION

I dedicate this research to my dear parents, Mr. and Mrs. Daniel Nkere, for whom I will always be grateful for teaching me the importance of perseverance, hard effort, faith, and hope. Caroline Naiyoma, Victoria Silantoi, and Martin Lerionka, my siblings, for always supporting me during my studies.

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ABBREVIATIONS AND ACRONYMS

AFDB:	African Development Bank
CAHF:	Centre for Affordable Housing Finance in Africa
CIDP:	County Integrated Development plan
CSP:	County Spatial Plan
EU:	European Union
NACOSTI:	National Commission for Science, Technology and Innovation
NCIDP:	Narok County Intergraded Development Plan
NEMA:	National Environmental Management Authority
NMA:	Nairobi Metropolitan Area
PMBOK:	Project Management Body of Knowledge
SDG:	Sustainable Development Goals
SPSS:	Statistical Package for Social Science
UNOP:	United Nations Office for Project Services
UNSDG:	United National Sustainable Development Goal

ABSTRACT

The provision of basic services, secure and cheap housing, and the modernization of slums are the main objectives of United Nations Sustainable Development Goal (UNSDG) number 11. Since 1950, the number and scope of national development plans have increased at a rate that is commensurate with the emergence of African national movements and the achievement of independence. Almost all African states consider a plan like this to be one of the fundamental aspects of sovereignty. According to Sustainable Development Goals (SDG) tracker, as of 2018, about 50% of urban residents resided in slum neighborhoods. Narok County, Kenya, had a population of 1,158,000 people as of the 2019 census, which puts pressure on land and increases the need for affordable housing. The study sought to determine how the County Integrated Development Plan affects the implementation of affordable housing projects in Narok North constituency, Narok County, Kenya. Since the adoption of the Narok County Integrated Development plan in 2012 there has been a need to access several dimensions of the plan and to what extent it has contributed to the development of affordable housing. The study focused on the following four goals: to determine the influence of the County Annual Plan on implementation of the affordable housing projects in Narok North constituency, to assess the influence of the County Sectoral Plan on implementation of the affordable housing projects in Narok North constituency, and to establish the influence of the County Municipal Plan on implementation of affordable housing project in Narok North constituency and influence of County Spatial Plan on implementation of affordable housing projects in Narok North constituency. Wagner's theory, the theory of project implementation and systems theory served as the study's pillars. Study may enable project managers establish effective plans for project implementation and completion, it might assist government in developing effective affordable housing policies, and it can also help the residents of Narok County to actively participate in the provision of affordable housing and also may allow further research to other scholars in related areas. The study adopted a descriptive survey design and quantitative data was collected through a structured questionnaire and qualitative data using a key informant interview guide. The study also adopted a stratified random sampling targeting 1,150 representing Narok county government departmental employees and tenants occupying housing units provided by the county government. The sample size was determined using the Slovene formula to generate a sample size of 296 respondent. Each of the two strata representing Narok county departmental employees and tenants comprised of 257 and 39 respondents respectively. After approval of the research project proposal, the necessary licenses and documentation were gathered to assist in data collection. The conclusion of the study showed a positive relation between the County Annual Plan, County Sectoral Plan, County Spatial Plan and County Municipal plan in relation to the implementation of affordable housing projects in Narok North constituency. Municipal plan showed a more positive significant impact on the implementation of affordable housing projects. The study recommended a comparative analysis of the Nairobi CIDP as a benchmark to other counties, assessment of challenges affecting county government management and the impact on the implementation of affordable housing projects in Kenya.

CHAPTER ONE

INTRODUCTION

1.1 Background of the Study

Goal 11 of the United Nations Sustainable Development Agenda (UNSDG) is primarily focused on providing basic services, affordable, safe housing, and slum modernization. According to Winston (2021), housing-focused sustainable community development strategies have been created to address a variety of social and environmental issues that support social development and sustainable communities. Affordable housing should be a must for sustainable communities in order to maintain a diverse population and the viability of local services, businesses, and skill sets (Barton, 2012). According to the Australian housing local government and planning minister (2013), affordable housing is defined as housing that can be afforded by households with low to moderate incomes or that can meet other fundamental needs. The ratio of a home's price to its owner's income is the easiest way to define affordable housing. In Finland, there are three distinct policy areas that make up spatial planning: land use planning, urban and regional (economic) development, and environmental policy. Comprehensive policy development at the local and regional levels has proven challenging due to the diverse professional backgrounds of those involved in each case and the corresponding scientific foundations of each discipline, and organizational and governance structures have strengthened the division. The European Union (EU) membership opened the door for increased institutional and doctrinal integration on spatial and environmental planning because it took an integration approach to challenges experienced by member countries, which resulted in a significant transformation of the policy fields in the 1980s and 1990s (Eskelinen, Lapintie & Kokkomen, 2014). Due to its robust democratic system, decentralized government, high level of poverty, and unemployment, southeast Europe demonstrated increasing difficulties with the legalization and integration of informal cities until a development plan was designed to convert the informal cities into formal cities (Tsenkova, 2012).

Since 1950, the number and scope of national development plans have grown at a rate that is synchronous with the emergence of African national movements and the achievement of independence. Almost all African states consider a plan like this to be one of the fundamental aspects of sovereignty. Olayiwola, referenced in Odebode (2018), claims that sub-Saharan Africa still has issues with access to high-quality, cheap housing. Starting from the first National Development Plan (1962-1968), second National Development Plan (1970-1974), and third

National Development Plan, the Nigerian government created a number of housing programs to solve housing difficulties (1975–1980). Kenya Vision 2030, which was presented in 2008, places a lot of emphasis on the social pillar, which focuses on housing and development. The ratification of the 2010 constitution led to the establishment of devolved units of government and accelerated the development agenda. Housing provision consequently became a delegated responsibility. The county integrated development plan (CIDP) was developed in 2012 to align and coordinate the actions of both levels of government to improve quality of life and progress devolution. Kenya still struggles to find affordable housing, therefore the national government cannot shoulder all of the costs. The housing project has gained traction because it is one of Kenya's "big four" goals. Kenya and the United Nations Office for Project Services (UNOPS) agreed to construct 100,000 affordable homes, which when finished will help to realize the affordable housing policy, according to the African Research Bulletin (2018). The study's objective was to learn more about Narok County's Integrated Development Plan and how and its effects on affordable housing projects in Narok North constituency, Narok County.

1.1.1 Implementation of Affordable Housing Projects

Programs have been established to give low-income individuals access to high-quality housing worldwide. Government and the private sector have both made these interventions. The government implemented the affordable housing program as a result of the growing home prices that made it impossible for potential buyers to own homes, according to the England Affordable housing guide 2021-2026. According to estimates from the United Nations Habitat, 1.6 billion people worldwide live in poor conditions. Therefore, it built a cooperative movement for the implementation of cheap housing for everyone and designed a worldwide housing strategy to manage this. In order for affordable housing initiatives to be implemented successfully, governments must create long-term plans for growing the supply of cheap housing and regulating urban population, according to a 2019 World Economic Forum research on making affordable housing a reality in cities. Due to a substantial increase in the population living in informal settlements, developing nations in Africa, like Kenya, continue to struggle with the implementation of affordable housing projects. When it comes to achieving access to affordable housing, every nation in the world is at a specific level as they tend toward universal access to affordable housing.

1.1.2 County Integrated Development Plan

According to the devolution ministry, all of Kenya's counties came up with the County Integrated Development Plan (CIDP) to aid development at the county level. The Kenyan Public Finance Management Act of 2012 states that public monies shall be allocated in accordance with a county's planning framework. The information on development goals provided in the CIDP should guide the annual budget process, the creation of annual development plans, annual county fiscal plan, and annual budget projections. It offers a comprehensive framework for development. In order to improve everyone's standard of living and develop decentralization, it aims to coordinate the actions of both levels of government. In Section 108 of the Kenyan County Government Act, the County Integrated Development Plan (CIDP) and the five-year county development targets are laid out.

In Kenya, devolution led to the creation of 47 counties, each of which incorporated the development strategy of the federal government into its own county plans.

One of the crucial development sectors that was incorporated was the implementation of affordable housing developments. The integrated development plan of Narok County, county number 33, and how it affects the development of affordable housing projects was the main area of the study.

1.1.3 Affordable Housing Projects in Kenya

According to the 2017 Cytonn 2022 study on affordable housing in the Nairobi Metropolitan Area (NMA), President Uhuru Kenyatta established the affordable housing project as one of the "Big Four agenda's" key pillars. The government's target of supplying 500,000 units by 2022 has already been greatly surpassed because just 1,000 units have been provided through the Pangani and Park Road Ngara Project. According to the analysis, it is necessary to mobilize alternative financial resources in order to develop low-cost capital raising strategies. The Kenyan government introduced the "Boma Yangu" housing program in 2017 with the goal of supplying affordable homes for the general public, public employees, slum upgrading, and private affordable housing developments. The Kenyan government has introduced a number of initiatives, such as the removal of stamp duty for first-time house buyers, the provision of bulk infrastructure like drainage and utilities, the decrease of corporation tax from 30% to 15% for developers who build more than 100 affordable units, and the tax break of value-added tax on building inputs.

1.1.4 Affordable Housing Projects in Narok County

The council of governors invited the business community to a workshop on the county government's ability to increase the supply of affordable homes in 2016. The Narok County Integrated Development Plan provided sector-specific suggestions on the need to look into alternative financing methods for affordable housing, such as public-private partnerships and mortgage strategies. It mandates that Narok's department of land, housing, physical planning, and urban development spread awareness of new, inexpensive building methods. The NCIDP emphasized that the people of Narok lack access to decent and affordable urban housing. There aren't many rental homes in the town, therefore most real estate developers built hotels instead, which offer lodging for tourists who commonly tour the region before going to the Maasai Mara game reserve. Government employees in Narok haven't had a new public housing building built since 2000. The recent expansion of educational institutions has boosted demand for housing, which the market is currently unable to adequately meet. As of 2018, there were 63 inhabitants per square kilometer in the six sub counties of Narok. According to the actual spending by sector for the fiscal year 2016–2017, housing physical planning and urban development were given 1.16 percent of the county budget. The accommodation for the department's rangers has been renovated, which has boosted their morale and made them more productive. Healthcare professionals and prison wardens do not have access to essential housing. It is challenging to regulate development in Narok County due to the absence of effective land use policies and the freehold and communal land tenure systems. As of 2022, the department of housing had set a sector goal of building 387 additional dwelling units for county employees. Additionally, it aimed to build 2000 affordable housing units for the general public throughout the county by 2022 at a cost of \$3 billion. With all of these changes, the county's housing department budget would increase to 12.4% of the overall county budget. The county government is currently developing new employee housing and renovating existing housing.

1.2 Statement of the Problem

According to UN guidelines, SDG number 11 states that all people must have access to essential services, safe and affordable housing, and improvements to slums by 2030. According to SDG Tracker, as of 2018, about 50% of urban residents resided in slum neighborhoods. The issue of excessively long lists of SDG indicators without focus on crucial relationships emphasizing the need for better indicators was brought to light by Stafford-Smith et al. in 2017.

Since home prices rise with the amount of ancillary infrastructure for any given supply of housing, the housing development strategy of subsidizing developers typically has no effect on home prices (Abelson, 2012). According to Schonig (2015), the transformation in Munich's social housing has resulted in a lack of housing alternatives for low- and middle-income groups due to rising land and rent prices. Munich prioritizes housing policy initiatives, robust municipal housing corporations, regulations governing land use, and a planning process that incorporates what was known to be socially equitable use of property to address this issue. Additionally, it has stood out due to a strong, enduring municipal commitment to social housing policy that has been demonstrated through the use of planning tools and significant investor responsibilities. According to the 2019 census, Narok County has a population of 1,158,000, which puts pressure on available land and increases the need for affordable housing. According to NCIDP phase one findings, more than 70% of residences in Narok have earth floors, and a significant portion of the city's land is held in trust. Psiwa, Irungu, and Muriithi (2017) claim that from the CIDP's commencement in 2018, the Narok County administration has faced difficulties with finances, human resources, and leadership. In Narok County, small pieces of land are being sold to small scale as well as large scale investors in the housing sector at a very high cost, thus rendering the process of developing affordable housing for the growing population very expensive. It is clear from the foregoing that if the County's Integrated Development Plan is not properly developed and implemented, the goal of providing everyone with access to affordable housing will remain a pipe dream. The study's primary goal was to expedite the integral development plan agenda for access to affordable housing in Narok by focusing on the Narok CIDP and offering solutions.

1.3 Purpose of the Study

The goal of the study was to determine how the county integrated development plan affects the implementation of projects for affordable housing in Narok North Constituency, Narok County, Kenya.

1.4 Research Objectives

The study aimed to achieve the following specific research objectives:

1. To establish the influence of County Annual Plan on implementation of affordable housing projects in Narok North Constituency, Narok County, Kenya.

2. To determine the influence of County Sectoral Plan on implementation of affordable housing projects in Narok North Constituency, Narok County, Kenya.
3. To examine the influence of County Spatial Plan on implementation of affordable housing projects in Narok North Constituency, Narok County, Kenya.
4. To assess the influence of County Municipal Plan on implementation of affordable housing projects in Narok North Constituency, Narok County, Kenya.

1.5 Research Questions

The study sought to answer the following research questions:

1. What is the influence of County Annual Plan on implementation of affordable housing projects in Narok North Constituency, Narok County, Kenya?
2. What is the influence of County Sectoral Plan on implementation of affordable housing projects in Narok North constituency, Narok County, Kenya?
3. What is the influence of County Spatial Plan on implementation of affordable housing projects in Narok North Constituency, Narok County, Kenya?
4. What is the influence of County Municipal Plan on implementation of affordable housing projects in Narok North Constituency, Narok County, Kenya?

1.6 Research Hypotheses

The study tested the following research hypotheses at the 95% confidence level:

H₀₁ : There is no significant relationship between County Annual Plan and implementation of affordable housing projects in Narok North Constituency, Narok County, Kenya.

H₀₂ : There is no significant relationship between County Sectoral Plan and implementation of affordable housing projects in Narok North Constituency, Narok County, Kenya.

H₀₃ : There is no significant relationship between County Spatial Plan and implementation of affordable housing projects in Narok North Constituency, Narok County, Kenya.

H₀₄ : There is no significant relationship between County Municipal Plan and implementation of affordable housing projects in Narok North Constituency, Narok County, Kenya.

1.7 Significance of the Study

Article 43 of chapter 4 of the constitution of Kenya 2010 states that every person has a right to accessible and adequate housing and to reasonable standards of sanitation. The continued rise of land costs, especially in urban centers, has greatly jeopardized affordable housing. The government should find the study useful in regulating affordable housing policies such as land costs and preventing housing investors from being exploited by land sellers. The government should also come up with strict policies to regulate and control land holding by investors. This will reduce the cost of investing in housing projects and ensure houses are affordable to all. Project managers may find the study useful in creating well-thought-out plans and outlining the necessary steps for the project's effective implementation and completion. The people of Narok County can be appreciative of government efforts to make cheap housing available and look for methods to work together or purchase affordable homes to raise their level of living. The study may serve as a springboard for further research into integrated development planning and the execution of affordable housing in locations where they will encounter obstacles. Finally, the finds of the study will contribute more information to the Project Management Body of Knowledge (PMBOK) and hence form a basis for future studies.

1.8 Assumptions of the Study

The following assumptions guided the study that the county integrated development plan was developed based on specific, achievable, and realistic goals and that all the respondents of the study gave an honest opinion to the research question.

1.9 Limitation of the Study

It is only Narok town in Narok North constituency that has recently been upgraded to municipal status in Narok County, this may have exposed the research to the limitation of the quality of data on the implementation affordable housing. In order to deal with this issue interval sampling approach was used in order to gather data from a wide scope of tenants.

1.10 Delimitation of the Study

To minimize the risk of study limitations the study focused on the implementation of affordable housing projects for both government and private sector. The study was confined to Narok County since most of towns are experiencing urbanization with low access to affordable housing despite the growing population. Housing type in Narok is influenced mostly by culture, according to the

2009 housing and population census less than 10 percent of permanent houses (stone and bricks).15% of residences have homes with cement floor while 85% have earth floor.

1.11 Organization of the Study

There are five chapters in the study. Chapter one highlights the background of the study, the problem statement, the research objectives, the research question, the research hypothesis, the significance of the study, the assumptions, the constraints, the delimitations, and the organization of the study. A study of the literature is presented in Chapter two in relation to the implementation of affordable housing projects, the county annual plan, the County Sectoral Plan, the county spatial plan, the theoretical framework, a summary of the literature, and the knowledge gap that is currently existent. The study methodology, research design, target population, sample size, sampling method, data collection tool, data collection methods, data analysis method, ethical consideration, and operationalization of variables are the main topics of chapter three. The topics covered in Chapter four are data analysis, presentation, interpretation, and discussion are the questionnaire return rate, respondent demographics, descriptive analysis, correlation analysis, and regression analysis.

The summary of findings, conclusions, and suggestions in chapter five are focused on the effect the County Annual Plan, County Sectoral Plan, County Spatial Plan, County Municipal Plan and the implementation of projects to build affordable homes in the Narok North constituency in Narok County, Kenya.

CHAPTER TWO

LITERATURE REVIEW

2.1 Introduction

The chapter reviews earlier research on implementation of affordable housing projects covering the county annual plan and implementation of affordable housing projects, County Sectoral Plan and implementation of affordable housing projects, County Spatial Plan and implementation of affordable housing projects, County Municipal Plan and implementation of affordable housing projects. The theoretical and philosophical background is also illustrated, conceptual framework, summary of literature before determining the knowledge gap.

2.2 Implementation of Affordable Housing Projects

According to McLeod, housing is both a fundamental physiological requirement for survival and a crucial component of social connection (2018). Housing provides comfort, freedom, peace of mind, and recognition, as well as protection for individuals and their possessions. Additionally, it fosters family life, encourages health by offering a tranquil setting and safeguarding against potentially harmful environmental factors. People who have adequate housing typically lead better lives and live in more successful countries. Having a good place to live is a laudable ambition, along with having access to food and clothing, since it is one of man's fundamental rights (Nzau, 2018). The International Covenant of Economic, Social, and Cultural Rights, adopted in 1966, the Istanbul Declaration and Habitat Agenda, adopted in 1996, and the Declaration on Cities and Other Human Settlements, adopted in 2001, all include provisions pertaining to the right to housing. Kenyan Republic, 2004. The Kenyan Constitution also makes mention to the right to housing. Every person has the right to the fundamental requirements of sanitary conditions and appropriate, accessible housing, as stated in Article 43 (1b) of the Constitution.

A supply/demand imbalance across Kenya's various social and economic strata further worsens the country's housing shortage, as per World Development Indicators (2017). With a Gini value of 0.48, Kenya is a highly unequal society. Social classes such as high/upper income groups, middle-class, lower-class, and impoverished households are divided by the inequality based on wealth and income levels. These socioeconomic classes have different living standards, educational levels, access to and ownership of labor, as well as access to and ownership of factors of production. Due of their greater financial flexibility, both public and private housing developers in Kenya have

focused on building homes for these groups of people. The provision of affordable housing has received little attention in Kenya, where the majority of society is made up of lower-income and poorer segments of the population.

The low income levels of families in these nations worsen the housing challenges in Africa. One in three Africans, or 36.5%, live on less than \$2 a day (AFDB, 2011). Up to 75% of people in Sub-Saharan Africa are living in poverty, and only 3% of people there can afford a mortgage (CAHF, 2013). The home financing market is significantly constrained by the underdeveloped banking infrastructure in these nations. The bulk of the urban population in developing countries is unable to use them due to their stringent qualification standards, high interest rates, and absence of financial institutions (Kieti, 2015). Less than 20% of households have access to formal financial services in impoverished African nations (MFW4A, 2014). Families find it difficult to find suitable home as a result, which also explains why there is a significant housing shortage and affordability issues in rising nations at the moment.

One of the many factors that has contributed to Kenya's housing shortage is the high rate of rural-urban migration, which has increased the demand for housing in urban areas. Other factors include the high price of land and building materials, the limited availability of affordable housing financing, and the government's lowered budgetary allocation for government housing and infrastructure development. With the rapid growth in Kenya's urban population, the consequent supply/demand imbalance has increased, culminating in the high housing costs and rentals that are presently being charged. As a result, affordable housing became a challenge for urban Kenyan residents. Due to low household income levels, affordability issues have gotten worse. A considerable share of Kenya's population is anticipated to live below the country's official poverty threshold, according to statistics on poverty (Economic Survey, 2014). Poor people make up 22% of the population of Nairobi (CAHF, 2012). Only 11% of Kenyans have earnings that are enough to cover a mortgage, as per the Africa Housing Finance Year Book 2012 published by the Centre for Affordable Housing Finance in Africa (CAHF). This demonstrates that the majority of families are unable to pay the standard mortgage required to purchase a starter home. The biggest problem with urban housing that Kenya's urban populace is currently facing is affordability.

Kenya started taking steps to boost the creation of affordable housing for its inhabitants after it realized the severity of the housing problem. Public housing was highly valued by the government

from the 1930s to the early 1960s. However, due to problems with money, this method of house provision became impractical. According to Mwaniki et al. (2015) and as mentioned in Nzau (2018), the investment in public housing began to decline as early as 1964 due to dwindling state resources as well as a rapidly expanding urban population, which was made possible by the relaxation of the colonial ban on rural-to-urban migration. In an effort to fill this void, the private sector expanded slums and informal settlements, which denied low-income families access to cheap housing. This expansion was driven primarily by profits and higher returns. Among the other government policies and initiatives were site-and-service projects, which were carried out in the 1980s with help from international financiers, self-help and cooperative housing, enabling techniques, slum improvement programs, and the civil servants housing plan fund.

2.3 County Annual Plan and Implementation of Affordable Housing Projects

A significant obstacle to the implementation of projects for affordable housing in Kenya is limited access to finance. The majority of county governments rely on national government money to finance such projects (Ndungu, 2017). The ministry of lands, housing, and urban development collaborates with county governments to provide funds for housing projects. In order to build dwellings for police personnel in the majority of Kenyan counties, the ministry of lands, housing, and urban development asked for money in 2015. According to the government, police personnel must live in better homes than even the majority of civil officials (McOpiyo, 2014). As a result, the national government provided Kes 2 billion for the development of 2,000 police officer housing units across several counties. In order to obtain adequate and cheap housing and maintain the county's rental homes, it is necessary to invest in high-quality infrastructure, according to the Nairobi County's 2021–2022 Integrated Development Plan.

According to Sard and Rice's (2011) study on budget constraints and the development of affordable housing in the USA, there is increasing pressure to make large changes to domestic initiatives like affordable housing. The study discovered that integrating housing implementation with a carefully thought-out work plan and budget can assist low-income families gain access to homes and increase their incomes.

Wu (2014) found that the government's budget deficit had a favorable effect on land prices and housing costs in China using data from 35 major cities between 2003 and 2011.

Ogura and Glupker's (2020) study of the economic impacts of affordable homes in Michigan's Ottawa and Kent counties found by including affordable homes in the county's yearly budget and provision eases household financial strain and improves other aspects of life, such as adequate food, healthcare, and education.

The effects of COVID-19 in India's real estate market in 2020 were negative. A priority of the Indian budget for 2021 was affordable housing. The demand for tier 2 and 3 cities increased as the central government implemented budget cuts and announced tax breaks on affordable housing projects (Jain,2021).A study on the effect of government funding on the expansion of housing in Kenya was undertaken by Shiveere (2018). 50 government institutions, including the Ministry of Lands, Housing, and Urban Development, 47 county budgets, and the national treasury, were the subjects of a descriptive study design. The study's conclusions showed that government funding through the ministry of housing had a major impact on housing growth, whereas funding from the national housing corporation and county governments had little to no impact. The results also showed that the ministry of housing's, national companies', and county governments' combined budgets had a big impact on housing growth.

Okeke, Okoye and Chiamaka (2022) conducted a study of the effect of annual housing budget sharing and housing access in Enugu state Nigeria. The study used a descriptive research design and administered 146 questionnaires to state officers. The study found that ineffective mechanisms for housing allocation utilization of housing funds, lack of citizen participation and professionals has continued to affect housing provision in the state.

In all the departments, a sizable proportion of programs and initiatives reportedly suffered little or no funding for the intended activity, according to Barasa (2018). This had a negative impact on the department's operations, particularly the delivery of services due to a scarcity of essential office supplies and utilities like electricity and water. Overall, the county treasury claimed that money from the federal treasury had been disbursed late. As a result, relatively little could be absorbed during the course of carrying out the intended activities. Critical initiatives in various departments, like health, agriculture, and water, were entrusted to the partners due to a lack of funding, which is not only unsustainable but also unpredictable. The 2010 Kenyan Constitution assigned counties the responsibility of carrying out certain tasks, one of which is county planning and development, which includes the implementation of programs for affordable housing. Nairobi County needs

between 150,000 and 200,000 housing units each year, but only 15,000 development applications were received in 2013. (World Bank 2016). The seventh goal of the CIDP 2018-2022 is to expand access to excellent, cost-effective housing.

2.4 County Sectoral Plan and Implementation of Affordable Housing Projects

The sectorial plan describes each sector's long-term goal, as well as the programs implemented to assist each sector in achieving its set goals. The program includes major outcomes and ten-year targets that are continuously evaluated and revised every five years to ensure that they are in line with the most recent county integrated development plan. The fourth schedule of the Kenyan constitution delegated authority for county planning and development, including land surveying, mapping, defining boundaries, erecting fences, and building homes (Constitution, 2010). As a result, county governments have set up departments dedicated to housing projects in keeping with the Big 4 goal of the federal government.

According to Henshaw's (2011) investigation into the function of the private sector in supplying housing for the general public, housing units should be matched with population growth in order to adequately house the urban population of Nigeria; if this doesn't happen, the implementation of affordable housing may not be feasible.

Graddy and Bostic's (2012) study on the employment of private agents in the establishment and implementation of affordable housing policies in the USA found that depending on the institutional framework in place, agents respond to housing policy incentives differently. A study done in Romania indicated that in the context of communities established in Europe, housing and education are intertwined. According to the study, having access to more housing options is associated to having a strong education (Alexiu, Ungureanu & Dorobantu, 2010). With assistance from the New York City Housing Corporation, the Bedford greenhouse project was established in the USA in 2017 with the aim of helping low-income individuals and families obtain stable, affordable housing as well as a reliable food supply (Miller, 2017).

A study in Germany on housing conditions and health collected data from 25,000 households over 25 years, it revealed that individuals with poor housing conditions reported worse mental and physical health and 11% increase in doctor visits (Palacios, Eichholtz & Aydin, 2020).

According to Kenya's county government Act, each county department must develop a sector plan including goals for each sector as well as medium- to long-term methods for accomplishing those goals. To achieve the Big 4 goal of providing affordable housing, Narok County formed a department of lands, housing, and urban development delivering related services. Implementing national policies pertaining to physical planning and housing development as well as creating and marketing low-cost rental housing are among the services offered (narok.go.ke). Additionally, the agency collaborates with the National Land Commission to administer public housing, construct and finance housing, lease space for government offices, and manage government housing. The start of preparing the Narok Town Zoning Plan, the creation of the Narok Town Integrated Strategic Urban Development Plan (2011– 2030), the renovation of more than 90 homes, the security fencing of 15 homes to help stop encroachment on government properties, the increase in the amount of rent collected each month to Ksh. 500 000, and the completion of the Narok Town storm water drainage phase 1 system (Narok County Integrated Development Plan, 2018-2023). The department's intention to offer housing for everyone was one of its top priorities for the period 2013 to 2017. Urban planning and zoning, creating a municipal charter, selecting town committees and municipal boards, and housing provision were some of the additional objectives. The majority of the county's areas lack or have poor infrastructure, including the networks of roads, water, and electricity—all of which are essential for effectively completing projects. Because of this, it was occasionally necessary to delay the execution of some of the intended and targeted actions while we awaited the construction of the necessary infrastructure (Bradbury, 2017) most of the roads in rural areas where agriculture serves as the main economic pillar are impassable during wet seasons.

2.5 County Spatial Plan and Implementation of Affordable Housing Projects

According to a review of empirical evidence conducted by the Mercatus Centre at George Mason University in 2011, land use regulations restrict the availability of affordable housing in comparison to what it would be in a free market, thereby driving up housing costs and burdening low-income people. The results of an Austrian conference on spatial planning, which was conducted in collaboration with key stakeholders to assess the actual contribution of spatial planning to affordable housing, revealed that while planning itself lacks overall power, coordination and communication are essential for achieving affordable housing goals (Schindelegger & Kononier, 2017). Data was gathered from China's major cities between 2007 and 2016 regarding the effect of population migration on urban housing prices, according to Lin, Ma,

and Zhao (2018). It was determined that population growth and the cost of housing in cities were significantly positively correlated. A study on the availability of cheap housing in the Kibra slums in Kenya resulted in the creation of a fictitious master plan for the housing crisis. The results imply that, with a strong public led governance framework, actors can significantly bridge the financial gap in order to accomplish the eradication of slums by 2030 in accordance with the United Nations Agenda 2030. (Nzau& Trillo, 2020).

A study on the local government of New Zealand by the Sense Partners in 2021 on spatial planning and housing affordability established the need for legislation for critical spatial strategies and standards should be set for each strategy and a cost benefit test should be conducted for each strategy. Similarly Mekawy (2014) conducted a study on the role of planning mechanism in affordable housing delivery. The study focused on inclusionary zoning and land use. It established that zoning controls the amount of type of development and it has a significant impact on affordable housing delivery.

The County Spatial Plan (CSP), a GIS-based 10-year land use plan created by each county, is a crucial component of the County Integrated Development Plan (CIDP) for Onemara (2021). The first county spatial plan document for Narok County, which will cover the years 2022–2032, is currently being created. The situational study of the aforementioned plan brought to light a number of elements, including the distribution and availability of resources in the Narok County, the growth of the infrastructure, human settlements, and economic activity. Since the spatial plan develops plans and policies that demonstrate intended patterns of land utilization within the county, it is crucial for making strategic decisions on the optimal investments. Additionally, it covers the county's geographic layout, provides strategic direction for the regions and types of projects, and offers basic principles for the land usage management system.

2.6 County Municipal Plan and Implementation of Affordable Housing Projects

Municipal authorities are implementing projects to build affordable housing as part of their responses to urban development concerns. Strategies to address municipal funding housing issues in the US include strengthening local financial management, relying on partnerships to finance capital investment, and developing local development funds (Serageldin, Jones& Solloso, 2013). The relationship between municipal financing plans and housing access in cities is further explained by (Feather, 2014). According to the study, local authorities may better meet the housing

requirements of the urban poor by tackling the issue of housing with creativity and budgetary realism but high expenses linked to related policies frequently result in a lack of participation, which results in fewer community-level initiatives on affordable formal housing.

Choumert, Kere, and Dondarini (2015), studied the effect of water and sanitation access on housing value using information from the Togolese city of Dapaong, support the need for the local and national governments to support any real estate policies that improve access to water and sanitation services so that the poor households can benefit.

According to Nzau (2020), ambitions for home ownership in the housing subsector are being negatively impacted by excessive mortgage interest rates. Lack of land and underdeveloped infrastructure are further factors. The lack of recognized and gazetted urban areas within the county is also having an impact on urban growth. Town committees and municipal boards have not yet been created. Plans to digitize all local physical development in accordance with the County Government Act have been hampered by the lack of a GIS expert (Narok County Integrated Development plan 2018-2022). Investigating alternate funding options, such as public-private partnerships and mortgage techniques, is necessary for affordable housing. The department has to work on raising awareness and encouraging the adoption of new, more inexpensive and cost-effective building codes and technology. In addition, the department needs to equip its workers with cutting-edge surveying tools and modern capabilities like GIS usage.

2.7 Theoretical Framework

The theoretical review lays the theoretical groundwork for a specific study, addressing key concerns that make the study more understandable (Koskela, 2000). In order to explain integrated development plans and the implementation of affordable housing projects in Narok County, this study is based on Wagner's law, the theory of project implementation, and system theory. These concepts are taken from economics and finance.

2.7.1 Wagner's Law

When it comes to the implementation of affordable housing projects, the Wagner's law has gained appeal. Adolph Wagner developed the notion in 1883. Wagner, a German political economist, developed the thesis after observing "the law of growing state activity" during an empirical research he performed in Western Europe towards the end of the 19th century. He claimed that greater industrialization, economic progress, and expansion in government spending are all related.

According to the hypothesis, public spending grows steadily in tandem with revenue growth for every state. Wagner noted that as a nation's real per capita income rises, so does the percentage of public spending during the industrialization process. According to Wagner's law, the emergence of the modern industrial society will lead to higher governmental demands for social development and increased industry spending on social consideration. The driving forces, according to the hypothesis, are industrialization, rising incomes, and social advancement. Since they comprise an integrated strategy for the creation and implementation of affordable housing projects, the county annual plan, sectoral plan, spatial plan, and municipal plan are all based on this principle. Particularly, the implementation of affordable housing is the subject of this study. The government would be able to locate ready customers for homes built under housing projects thanks to the significant allocations made possible by the increased employment brought on by industrialization. The increased demand for housing units is partly a result of the inhabitants' increased spending power as a result of higher earnings brought about by industrialization. Again, a ready market will encourage the government to provide funding for the building of more housing units, which will result in the expansion of housing projects in Kenya. According to Wagner (1893), the primary driver behind the rise in government spending is the requirement for the government to offer welfare services like housing. This theory is therefore relevant to the implementation of the affordable housing projects since it's a key government project for social development in Kenya given the high level of modernization and industrialization. In order to expand the number of housing units in Kenya, the government should be able to raise the funds for housing project implementation.

2.7.2 Theory of Project Implementation

In the middle of the 1990s, Fugate and Knapp put forth the theory of project implementation (Fugate and Knapp, 1996). They stated that the single most important characteristic that separates a profession from a craft is an over-reliance on theoretical components of a task. Koskela and Howell (2002) claim that the theory is still in use today and is based on a limited and implicit framework that adequately explains the central issues in project management, such as the frequent failure of projects, a lack of commitment to project management techniques, and the sluggish pace of methodological reviews. Therefore, the explicit theory is the primary and most crucial issue for the future of project management as a profession. The hypothesis makes the assumption that

project execution will go smoothly in terms of communication and won't require any extra resources.

Implementation includes procedures that help change agents in an organization plan the change process and identify the compliance required to make the necessary changes (Nutt, 1996). Therefore, project managers should use project implementation theory to bring about planned changes in the institutions by establishing conditions that will allow the necessary changes to endure and become incorporated. However, it has not been simple to identify a systematic approach to project implementation. According to project implementation theory, Slevin and Pinto (1987) argue that after analyzing, choosing, envisioning, planning, requesting funding, and locating the project's financial resources, there should be a logical conclusion. This theory is related to the execution of the affordable housing projects, the primary study variable, as it necessitates the development of periodic procedures and policies as well as ongoing evaluations to determine whether the objective is being met or not. The theory also emphasizes a critical review of the processes under the County Integrated Development Plan.

2.7.3 System Theory

The scientist Ludwig von Bertalanffy introduced systems theory for the first time in the 1940s (Von 1968); it was further developed by W. Ross Ashby (Ashby 1956); and George Bateson (Bateson, 1979). Bertalanffy initially advocated against the more closed systems connected to classical science and in favor of open systems. The systems theory is based on the idea that it is better to understand individual system components in the context of how they interact with other parts of the system including other systems as a whole. This illustrates how the federal government and local governments work together. Capra (1997) went on to say that system theory is an interdisciplinary theory that takes a holistic approach to viewing every system in nature, society, and many scientific fields that study phenomena. Systems thinking causes the explanation of phenomena to shift from the component to the whole, blurring the distinction between the particular features of the various parts (Jackson, 2003). The theory makes the assumption that system behavior is predictable. According to the systematic approach, a phenomenon cannot be fully comprehended by dissecting it into its component pieces but rather must be viewed as a whole. Better functioning that is simple to understand is made possible by the global perspective. Although an investigation can begin with basic elements of a phenomenon, a holistic approach is

required to fully comprehend the event in its whole (Von, 1968). Systems theory is a broad topic of research with many different conceptualizations and concentrations (Cristina, 2010). More specifically, term has been used both implicitly and explicitly by a number of authors and academics in the management profession when envisioning an organization as a system. The theory is thus applicable to integrated development plans because they can only implement affordable housing projects if the county annual plan, sectoral plan, spatial plan, and municipal plan are all aligned to form a strong integrated unit or system that is more effective than the individual plans taken separately.

2.8 Conceptual Framework

The conceptual framework aids in directing the researcher between the study variables. The implementation of affordable housing in Narok North constituency, Narok County is the outcome variable, and the relationship between the County's Integrated Development Plan, the independent variable as moderated by risk management, is depicted in Figure 1.

Independent variable

Dependent variable

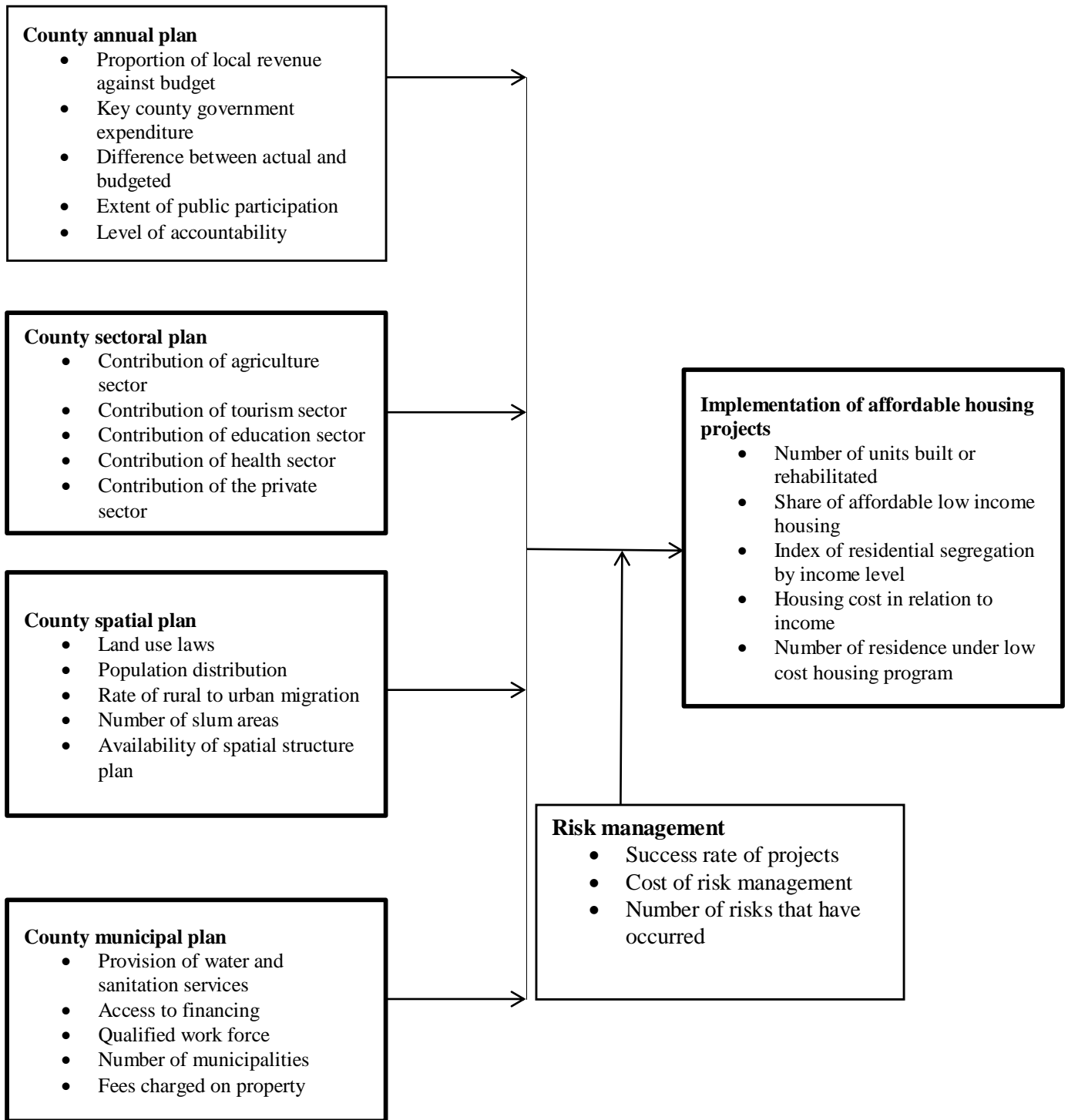


Figure 1. Conceptual framework of County Integrated Development Plan and the Implementation of Affordable Housing Projects.

2.9 Summary of Literature

The chapter contains literature on affordable housing projects, annual budgets, sectorial plans, and spatial plans for affordable housing implementation. Studies done in the past in various nations and counties in Kenya had distinct conditions affecting the availability of affordable housing. This chapter also covers the Wagner's law, the theory of project execution, and system theory. Odebo (2018) examined an integrated housing program in Nigeria with a focus on providing rural areas with inexpensive housing. On the basis of power, population density, type of plan, and legality, the Finnish government split the responsibility for spatial planning among the national, regional, and municipal levels of government (Eskelinen, Lapintie & Kokkonen, 2012).

In their study of resilient cities and affordable housing in San Francisco and Chile, Vale, Shamsuddin, and Gray (2014) discovered that affordable housing should support local social structures, lessen residents' vulnerability to environmental risks, improve personal security, and give communities more control over their own governance. The Kenya Big Four Scorecard Reports (2021) urge that all county governments be given the duty of providing affordable housing through public-private partnerships while recognizing the lack of resources needed to carry out the project to its full potential. According to the development standards for Kenya's affordable housing program, the project delivery process should be well defined, consistent, and include roles and duties. It should be flexible enough to accommodate various programs, industries, and sizes. By 2024, the population of Narok County is expected to reach 1,763,368 according to the county's annual growth plan for 2021–2022. The demand for affordable housing will be put under further stress as a result of the population growth. By conducting research on County Integrated Development Plan and the implementation of the affordable housing projects in Narok North Constituency, Narok County, Kenya, the study aims to close this gap.

2.10 Knowledge Gap

The majority of studies on the execution of affordable housing initiatives have concentrated on certain county-integrated development strategies. The NCIDP and the Narok County Municipal Charter's existing blueprints were the topic of studies done in Narok County. Narok town was elevated into a municipality in 2019 in accordance with the Urban Areas and Cities Act of 2011, which is proof of their later admission into the municipal status compared to another town in other counties. A case disputing the elevation of these communities was denied by the Narok high court in 2019 due to a lack of sufficient infrastructure. The county continues to endure urban sprawl and

unregulated development, which has continued to have an impact on spatial planning and housing, according to the Narok Municipal Integrated Development Plan 2019–2023. The county administration has persisted in advocating for ongoing initiatives in population reallocation and relocation, NEMA regulation enforcement, popularization of suitable building technologies, and promotion of public-private partnerships. Research from other nations that is already available and the county development plan demonstrate attempts by various governments to provide housing access. In a journal article from 1958, Ekistics, the future of Kirkuk, Iraq, is discussed. It is determined that long-term master housing schemes must be sponsored by private initiatives, and that only long- and middle-income families should receive housing assistance from the government. A summary of the local labor and housing conditions should be included in a project's full accounting, according to town planner Arthur (2012). Industries, transportation, property values, sites available, sewage disposal, water supply, and a thorough description of the homes are all given. In his research of housing provision in Nepal's Kathmandu Valley, Shrestha (2013), concluded that the program faced difficulties because of opposition from landowners, inadequate technical and management capabilities, and a lack of cooperation among multiple authorities.

Table 2.1 Knowledge gap

Variable	Author	Title of the study	Methodology	Findings	Knowledge gaps	Focus of current study
Implementation of affordable housing projects	Psiwa (2016)	Assessment of challenges facing the implementation of county integrated development plan	Descriptive survey research design	The results revealed that Narok County government experienced financial and human resource challenges in the implementation of affordable housing.	This investigation was general to the entire development plan	The current examination will investigate on county, sectoral, spatial and municipal plan and implementation of affordable housing in Narok county

Implementation of affordable housing projects	Krolage (2011)	effect of real estate purchase subsidies on property prices	Secondary data	The results indicated that the use of extensive subsidies scheme increases house prices.	The analysis was on local and national government subsidy policy in Germany.	The current examination will focus on Narok county government integration plan as aligned to the Kenyan government and implementation of affordable housing projects.
Spatial plan	Meen (2006)	Economic of bakers review on housing policy	Secondary data	Land use planning system is the main cause of housing shortage in UK	The study was on spatial planning in UK	The current study will focus on spatial planning and implementation of affordable housing in Narok county
Municipal plan, implementation of affordable housing	Feather(2014)	Municipal finance for housing	Secondary data	When local governments are innovative, the needs of the urban poor are addressed	The study was on municipal plan in Peru	The current study will focus on municipal plan and implementation of affordable housing projects in Narok County

CHAPTER THREE

RESEARCH METHODOLOGY

3.1 Introduction

The approach that was employed to carry out the study is described in this section. The Research design, target population, sample size, sampling strategy, data collection instruments, data collection processes, data analysis strategies, ethical considerations, and operational definition of variables.

3.2 Research Design

A research design is a strategy or plan for conducting a study. It describes the procedures necessary to collect the information needed to formulate or address the research issues (Relivingmbadays, 2015). A descriptive survey design was employed in this investigation since data on indicators of CIDP and implementation of affordable housing projects was in numerical form hence calling for a quantitative approach. This design was equally appropriate for generalizing the findings to a larger population as intended. It enables the clear description of a specific phenomenon from the viewpoint of the respondents. Additionally, it improves the data collection process and promotes professional communication (Magilvy & Thomas, 2012). The study's objective is to determine how well the county's integral development plan's key elements—the county annual plan, county sectorial plan, county spatial plan, and county municipal plan—have influenced the implementation of affordable housing initiatives in Narok North constituency. Consequently, this is the best research design. The study sought to explain the relationship between these variables and the implementation of affordable housing in Narok North Constituency by identifying the various dimensions of the county integrated development plan, making this design the most appropriate given that the study is more explanatory than experimental or exploratory.

3.3 Target Population

All members of a real group of individuals or things to which we intend to generalize the findings are referred to as the target population, which is an amalgamation of study components (Kothari, 2009; Oso & Onen, 2006). Since the unit of analysis is housing project, the study targeted tenants housed by the Narok county government in Narok North constituency and the Narok County department employees in the areas of lands, housing, physical planning, and urban development, Narok Municipal Board members, and county chief officers in related departments that have an impact on the implementation of affordable housing projects as shown in table 3.2.

Table 3.2 Target population

Category	Population
County departmental employees	1,000
Tenants in county government houses	150
Total	1,150

Source: Narok County Integrated Strategic Urban Development Plan (2020)

3.4 Sample Size and Sampling Procedure

Sampling refers to choosing units from an interested population so that we can fairly generalize our findings to the population from which the sample was taken by studying it (Cameron & Miller, 2015).

3.4.1 Sample Size

The study's proper sample size was determined using the following formula: The fixed sample size from a population of 1,150 was determined using the Slovene's (1978) formula. Below is a list of the Slovene formula's components:

$$n = \frac{N}{1 + N(e)^2}$$

N = Population

e = Acceptable margin of error

n = Sample

A 5% error margin and a 95% confidence interval were employed in the study. The fixed (total) sample size used in the Slovene formula was;

$$n = \frac{1,150}{1 + 1,150(0.05)^2}$$

$$n = \frac{1,150}{1 + 1,150(0.0025)}$$

$$n = 296$$

3.4.2 Sampling Procedures

from the two strata a sample was drawn from each strata based on its proportion against the target population of 1,150 and multiplied with the total sample size 296 to get the sample size of each strata 257 and 39 respectively as shown in table 3.3

Table 3.3 Sampling Procedures

Category	Target population per category x	Sample size (x/1,150*296)
County departmental employees	1,000	257
Tenants in county government houses	150	39
Total	1,150	296

Source: Narok County Integrated Strategic Urban Development Plan (2020)

The sample size for each strata was computed as follows:

$$\frac{\text{Target population per category}}{\text{Total target population}} \times \text{total sample size}$$

$$\frac{1,000}{1,150} \times 296 = 257$$

$$\frac{150}{1,150} \times 296 = 39$$

3.5 Data Collection Instrument

To gather main information from the various county departmental employees, landlords, and tenants, self-administered questionnaires will be employed. A questionnaire is a group of uniform questions that adhere to a predetermined format in order to gather unique data on one or more particular topics (Lavrakas, 2012). The tools for gathering data was a questionnaire. The

questionnaire was divided into section A and section B. Section A collected data on the respondent personal information. Section B was divided into 5 parts with each part having a set of five questions related to County Annual Plan, County Sectoral Plan, County Spatial Plan, County Municipal Plan and the implementation of affordable housing projects. An interview guide was also used to collect data from the key informers. Using an ordinal scale of measurement on a likert scale of 1 to 5, the questions in the questionnaire was scored to determine if respondents strongly disagree, disagree, are neutral, agree, or strongly agree with the study's pertinent statement.

3.5.1 Pilot Testing of Instrument

A pilot study is a method used to evaluate the measuring device with a smaller sample size than what was originally anticipated (Sincero, 2012). A pilot test serves as a practice run for the main test. The most appropriate pilot test was 10 percent of the sample size, as stated in Kothari and Garg (2014). A pretest retest was carried out by administering the questionnaires to a small group of 30 respondents representing 25 departmental employees and 5 tenants in Kajiado County. This provided clarity in the questions and indicators before producing the file copy of the questionnaire to be administered to the respondent in Narok North Constituency, Narok County.

3.5.2 Validity of Instrument

Validity, as defined by Nuzzo (2014), is a quality given to statements or measures of how well they jibe with accepted wisdom or reality. The content and face validity of the questionnaire was determined by seeking the university supervisor professional opinion on implementation of affordable housing projects and records, papers, and study-related publication on Narok county development, spatial plan, municipal charters and urban development plan. Construct validity refers to the degree to which a measure relates to others that is consistent with the theories, hypotheses and concepts, (Mugenda, 2011).The construct validity test was carried out on the questionnaire by ensuring that all the set of five questions capture on part B of the questionnaire are consistent with the research questions and the conceptual framework before presenting a final copy to the respondents.

3.5.3 Reliability of Instrument

When a study tool produces consistent results after being used on the same participants repeatedly, it is said to be reliable (Mugenda & Mugenda, 2012). The reliability measurement ensures that the measurement variables are consistent. The dependability of the research instrument was evaluated

using the Cronbach Alpha coefficient. This was done by running data from the questionnaires through a Cronbach alpha test using the statistical software for social science (SPSS) in order to assess the reliability of the questionnaire replies. This test was first conducted on the draft questionnaires on data collected from the 30 respondent in Kajiado County during the pilot test. The typical minimal alpha value of 0.7 is advised as the minimum level for factor loading, as stated by Gupta (2004). This means that at least 70% of the answer variation should be trustworthy.

3.6 Data Collection Procedure

Procedures for collecting data are the instructions to be followed when using the research instrument. After the research proposal has been approved, the necessary licenses and paperwork was gathered. In order to assist with data collecting, two local assistant researchers were hired. The respondents received the questionnaires physically. A week was given to the respondents so they can read, comprehend, and react. Later, the assistant researchers aided in physical collection of the questionnaires for the purpose of data analysis.

3.7 Data Analysis Technique

Qualitative data was coded and run through the use of the social science statistics software (SPSS). A Pearson’s correlation analysis test was first run on the data to determine the relation between implementation of affordable housing projects and each dimension of the County Integrated Development Plan. This was done by comparing the r values and the p values using the t test using a significance level of 0.05. On the run data, a descriptive analysis was carried out. For each of the study's objectives, a regression model was created as follows:

$$Y = \beta_0 + \beta_1 X_1 + e \dots \dots \dots \text{Equation 1}$$

$$Y = \beta_0 + \beta_2 X_2 + e \dots \dots \dots \text{Equation 2}$$

$$Y = \beta_0 + \beta_3 X_3 + e \dots \dots \dots \text{Equation 3}$$

$$Y = \beta_0 + \beta_4 X_4 + e \dots \dots \dots \text{Equation 4}$$

Where:

Y= Implementation of affordable housing projects

X₁ = County Annual Plan

X_2 = County Sectoral Plan

X_3 = County Spatial Plan

X_4 = County Municipal Plan

e = Error term which captures the unexplained variations in the model.

β_0 = the constant term.

β_i $i = 1 \dots 4$ will be used to measure the implementation of affordable housing (Y) to a unit change in the predictor variables.

3.8 Ethical Consideration

All of the data collected from the respondent was handled with the utmost secrecy. No one was paid or coerced into providing any information, and the respondents were made aware of the academic goal of the data collection. All the respondents were required to fill a consent form as evidence of voluntary participation. The government permits before conduct of any research was also sort for at the National Commission for Science, Technology and Innovation (NACOSTI) and other relevant documents.

3.9 Operationalization of the Variables

The table 3.3 describes the operational definition of study variables in the study of county integrated of development plan and implementation of affordable housing projects in Narok County.

Table 3.4 Operationalization of Variables

Objective	Variables	Indicators	Scale of measurement	Data analysis	Tools of data Analysis
To establish the impact of county annual plan on the implementation of affordable housing projects in Narok County.	County annual plan	<ul style="list-style-type: none"> • Local revenue • Local expenditure • Actual vs. budgeted • Public participation • accountability 	Nominal Ordinal Interval	Descriptive statistics Inferential Statistics Thematic analysis	Frequencies Percentages, Mean and Standard deviation, Pearson’s correlation analysis, simple linear regression analysis.
To determine the impact of County sectoral plan on the implementation of affordable housing projects in Narok County.	County sectoral plan	<ul style="list-style-type: none"> • contribution of agriculture • contribution of tourism • Contribution of education sector • Contribution of health sector • Contribution of private sector 	Nominal Ordinal Interval	Descriptive statistics Inferential Statistics Thematic analysis	Frequencies Percentages, Mean and Standard deviation. Pearson’s correlation analysis, simple linear regression analysis.

To examine the role of county spatial plan on the implementation of affordable housing in Narok County.	County spatial plan	<ul style="list-style-type: none"> • Land use laws • Population distribution • Rate of rural urban migration • Number of slum areas • Availability of spatial structure plan 	Nominal Ordinal Interval	Descriptive statistics Inferential Statistics Thematic analysis	Frequencies Percentages, Mean and Standard deviation Pearson's correlation analysis, simple linear regression analysis.
To access the impact of county municipal plan on the implementation of affordable housing in Narok County.	County municipal plan	<ul style="list-style-type: none"> • Municipal by laws • Provision of water and sanitation services • Fees charged on property • Personnel to carry out municipal mandate • Number of towns with 	Nominal Ordinal Interval	Descriptive statistics Inferential Statistics Thematic analysis	Frequencies Percentages, Mean and Standard deviation Pearson's correlation analysis, simple linear regression analysis.

		municipal status			
.	Implementation of affordable housing projects in Narok County	<ul style="list-style-type: none"> • Number of government units built or rehabilitated • Share of units available to low income earners • Housing cost in relation to income 	Nominal Ordinal Interval	Descriptive statistics Inferential Statistics Thematic analysis	Frequencies Percentages, Mean and Standard deviation Pearson's correlation analysis, simple linear regression analysis.

CHAPTER FOUR

DATA ANALYSIS, PRESENTATION, INTERPRETATION AND DISCUSSIONS

4.1 Introduction

In this chapter, data are analyzed, presented, interpreted, and discussed in accordance with the research's goals in the following areas: questionnaire return rate, respondent demographics, descriptive analysis, correlation analysis, and regression analysis on the impact on the county annual plan, county sectoral plan, county spatial plan, and county municipal plan on the implementation of affordable housing projects in Narok North constituency, Narok county, Kenya.

4.2 Questionnaire Return Rate

The respondents, who included county government workers and residents in government housing in Narok County, received a total of 296 structured questionnaires. The study was successful when 215 completed questionnaires and a 73% response rate were collected. Studies with response rates as low as 20% can yield results that are more exact than those with response rates of 60% to 70%, according to study by Visser et al. According to more recent assessments of national surveys by Holbrook et al., with response rates ranging from 5% to 54%, studies with a significantly lower declared response rate were typically just slightly less accurate than those with a significantly higher stated response rate. Based on these results, the data was deemed suitable for analysis at a 73% response rate. Participation rates are declining as a result of privacy worries and general disinterest; while this threatens reliability, it does not necessarily mean that the study's conclusions are unreliable (Morton, Bandara, Robinson & Carr, 2012).

4.3 Demographic Characteristics of the Respondent

The respondents' gender, education level, and other demographic data are provided in this section.

4.3.1 Distribution of the Respondents by Gender

In order to establish the gender diversity among the respondent, the study sorted to discover how the responses were distributed according to gender. They were requested to state their gender and the results are presented in table 4.1.

Table 4.1 Distribution of Respondent by Gender

Gender	Frequency	Percentage (%)
Male	125	58.1
Female	90	41.9
Total	215	100.0

Source (survey data 2022)

Male respondents made up 58.1% of the survey participants, while female respondents made up 41.9%. This implies that most county government employees are male. The women representation is also improving at the work space. The study was therefore able to exhaust and collect data from a fair share of male and female respondents.

4.3.2 Distribution of Respondents by Level of Education

to ascertain the skill set required for the realization of the affordable housing projects in the Narok North Constituency, Narok county. The respondents were asked to provide their highest level of education. The results are shown in table 4.2.

Table 4.2 Distribution of Respondent by Level of Education

Education level	Frequency	Percentage (%)
High School	6	2.8
Diploma	59	27.4
Undergraduate	119	55.3
Masters	31	14.4
Total	215	100.0

Source (survey data 2022)

At the highest level of education, 2.8% had only completed high school, 55.3% had undergraduate degrees, 27.4% had diplomas, and 14.4% had master's degrees. The results show that the respondents' educational backgrounds were fairly varied. This suggests that the vast majority of respondents are well-educated and were able to comprehend the questions as they were laid out in the survey. The respondents are also able to provide the necessary skillset for the implementation of the affordable housing projects based on their education background.

4.3.3 Distribution of Respondents by their Category

Since the target population was classified into two strata, county employees and tenants living in county government housing. The respondents were asked to provide their category and results are presented in table 4.3.

Table 4.3 Distribution of Respondents by their Category

Category	Frequency	Percentage (%)
Employee	190	88.4
Tenant	25	11.6
Total	215	100.0

Source (survey data 2022)

88.4% of the respondents were employees of the Narok county government and 11.4% were tenants living on county government housing. This implies that there are few respondents in county government housing. The high level of county government employees implies that lots of data was collected with regards to the County Integrated Development Plan.

4.4 Descriptive Analysis

The section describes and evaluates the variables that the researcher used in the study. The implementation of the affordable housing projects is the dependent variable, and the county annual plan, county sectoral plan, county spatial plan, and county municipal plan are the four independent variables. The mean and standard deviation were also used to record the responses. For the questionnaire, the following 5-point Likert scale was utilized: There are five possible responses: strongly disagree, disagree, neutral, agree, and agree strongly. Using a continuous mean response scale, the following intervals were properly distinguished: Strongly disagree: 0.8; disagree: 1.6; disagree: 1.7; neutral: 3.4; agree: 4.3; agree: 4.4; agree: 5.2; agree: 3.4; strongly agree: 5.2.

4.4.1. County Annual Plan and Implementation of Affordable Housing Projects

Five questions about county revenue, county spending, and variance analysis between actual and budgeted amounts, public participation, and the degree of accountability were used to gauge the success of the county's annual plan in the implementation of affordable housing projects as show in table 4.4.

Table 4.4 County Annual Plan and Implementation of Affordable Housing Projects

County Annual Plan	Strongly Disagree		Disagree		Neutral		Agree		Strongly Agree		Mean	SD
	F	%	F	%	F	%	F	%	F	%		
1) County budget has a high proportion of local revenue against the budget	20	9.3%	34	15.8%	65	30.2%	81	37.7%	15	7%	3.172	1.078
2) Large part of county annual budget goes towards development	48	22.3%	71	33%	41	19.1%	38	17.7%	17	7.9%	2.558	1.236
3) There is low variation between the budget estimates and the actual	21	9.80%	40	18.6%	56	26%	83	38.6%	15	7%	3.144	1.108
4) The public are extensively involved in the budget process	39	18.1%	58	27%	38	17.7%	49	22.8%	31	14.4%	2.883	1.340
5) The level of accountability on the county budget is high	38	17.7%	52	24.2%	41	19.1%	67	31.20%	17	7.90%	2.874	1.252
Composite Mean											2.926	
Composite SD											3%	1.203

Source (survey data 2022) Key: F=frequency, SD=standard deviation

On the statement whether the county budget has a high proportion of local revenue 44.7% agreed, 30.2% were neutral, 25.1% disagreed. Majority of the respondents agreed that Narok county government generates a high proportion of local revenue. On the question whether a large part of the county revenue goes towards development 55.3% disagreed, 25.6% agreed and 19.1% were neutral. These findings are consistent with Fugate and Knapp (1996) theory of project implementation that requires commitment of resources to ensure successful implementation of projects. On the statement whether the public are extensively involved in the budget process 45.1% disagreed, 37.2% agreed while 17.7% were neutral. These findings are consistent with the system theory, Von (1940) that recognizes the contribution of individual components towards the success of the entire system as a whole. On the statement on whether the level of accountability is high 41.9% of the respondents disagreed, 39.1% agreed and 19.1% were neutral. The key informant

interview respondents also revealed that the level of accountability with regards to management of budgets is low in the Narok county government. The study findings are consistent with Okeke, Okeye and Chimaka (2022) that inefficient mechanisms of housing allocation, utilization of funds and lack of citizen participation has an effect on the successful implementation of housing projects.

The respondents had the highest opinion on the county budget has a high proportion of local revenue with a mean of 3.172 with the least variation in opinion with a standard deviation of 1.078. In general the respondent equal agreed or disagreed in their opinion about the county annual plan at 39% while 22% were neutral with a mean of 2.926.

On the County Annual Plan and implementation of affordable housing projects, the findings were consistent with the key informants' views that the extent of accountability is low when it comes to public expenditure and revenue. They also established that attempts have been made to put controls that guarantees accountability but not effective hence the low implementation of affordable housing projects.

4.4.2 County Sectoral Plan and Implementation of Affordable Housing Projects

The second objective consisted of a set of five questions relating to county sectoral plan and the implementation of affordable housing projects. They focused on encroachment of agricultural land, effect of tourism, education, health and the private sector on housing as shown in table 4.5

Table 4.5 County Sectoral Plan and Implementation of Affordable Housing Projects

County Sectoral Plan	Strongly Disagree		Disagree		Neutral		Agree		Strongly Agree		Mean	SD
	F	%	F	%	F	%	F	%	F	%		
1) Agriculture land has been encroached as result of housing development	35	16.3%	58	27%	32	14.9%	58	27%	32	14.9%	2.972	1.339
2) Foreign tourist has increased the price of houses in Narok County	29	13.5%	58	27%	34	15.8%	61	28.4%	33	15.3%	3.051	1.308
3) The education affects the type of house one lives in	18	8.40%	28	13%	37	17.2%	93	43.3%	39	18.1%	3.497	1.175

4) Poor health can be associated with staying in slum areas	15	7%	29	13.5%	22	10.2%	89	41.40%	60	27.9%	3.697	1.210
5) The private sector housing is highly developed in Narok County	21	9.8%	29	13.5%	32	14.9%	85	39.5%	48	22.3%	3.511	1.248
Composite Mean											3.346	
Composite SD												1.256

Source (survey data 2022) Key: F=frequency, SD=standard deviation

On the question whether agricultural land has been encroached as a result of housing development 43.3% of the respondents disagreed, 41.9% agreed, 14.9% were neutral. On the statement whether education affects the type of house one lives in 61.4% of the respondents agreed, 21.4% disagreed and 17.2% were neutral. The findings are consistent with Alexiu, Ungureanu and Dorobantu (2010) that having more housing options is associated to having strong education. On the question whether poor health can be associated with staying in slums 69.3% of the respondents agreed, 20.5% disagreed and 10.2% were neutral. On whether the private sector housing is highly developed in Narok county 61.8% agreed, 23.3% disagreed and 14.9% were neutral. The key informant interview respondents also revealed that the public sector, education, tourism and agriculture contributes significantly to housing development. The findings are consistent with the system theory since different sectors of the economy must be integrated in the affordable housing project for its implementation to be a success.

The respondent had the highest opinion that poor health care be associated with staying in slums with a mean of 3.697 and the least deviation of 1.21. In general the respondents agreed at 56% on their opinion about the county spatial plan, 30% disagreed and 15% were neutral with a mean of 3.346.

On the sectoral plan and the implementation of affordable housing projects the key informants had different views on the sectors that contributes significantly to the implementation of affordable housing projects. Education, agriculture, department of lands and the Narok municipality was believed to contribute significantly to the implementation of affordable housing projects in Narok North constituency, Narok County, Kenya.

4.4.3 County Spatial Plan and Implementation of Affordable Housing Projects

The third objective consisted of a set of five questions relating to county spatial plan and the implementation of affordable housing projects. They focused on land use laws, population distribution, rural to urban migration, slum dwellings and existence of spatial plan as shown in table 4.6

Table 4.6 County Spatial Plan and Implementation of Affordable Housing Projects

County Spatial Plan	Strongly Disagree		Disagree		Neutral		Agree		Strongly Agree		Mean	SD
	F	%	F	%	F	%	F	%	F	%		
1)The land use laws are friendly in Narok County	13	6%	30	14%	51	23.7%	100	46.5%	21	9.80%	3.4	1.04
2)The Narok county populations is evenly distributed	19	8.8%	63	29.3%	44	20.5%	79	36.70%	10	4.70%	2.99	1.09
3)There is low rural to urban migration in Narok county	14	6.5%	41	19.1%	32	14.9%	93	43.3%	35	16.3%	3.43	1.16
4)There are very few slum dwellings in Narok county	16	7.4%	29	13.5%	26	12.1%	112	52.1%	32	14.9%	3.534	1.126
5)There is an existing and well planned spatial structure for Narok county	31	14.4%	60	27.9%	39	18.1%	65	30.2%	20	9.3%	2.920	1.237
Composite Mean											3.255	
Composite SD												1.131

Source (survey data 2022) Key: F=frequency, SD=standard deviation

On the question whether land use laws are friendly in Narok county 56.3% of the respondents agreed, 23.7% were neutral and 20% disagreed. On whether Narok county population is evenly distributed 41.4% agreed, 38.1% disagreed and 20.5% were neutral 20.5%.The findings are consistent with the Wagner law developed by Wagner (1883) that requires governments to invest in public expenditure and put regulation in place to improve on social welfare such as access to housing. On the existence of a well-planned spatial structure for Narok county 42.3% disagreed,

39.5% disagreed and 18.1% were neutral. The findings are consistent with the theory of project implementation that require following the laid down procedures and policies for successful project implementation. The key informants' interview also establish that Narok has an existing spatial plan that is yet to be implemented.

The respondent had the highest opinion that there are very few slum dwellings in Narok County with a mean of 3.534 and the least deviation of 1.126. In general 53% of the respondent agreed on their opinion about the county spatial plan, 30% disagreed and 18% were neutral.

About the spatial plan and the implementations of affordable housing projects, the key informants opined that Narok town does have an existing spatial plan which is yet to be implemented and that Narok population is dense around towns but sparse in rural areas.

4.4.4 County Municipal Plan and Implementation of Affordable Housing Projects

The final objective consisted of a set of five questions relating to county municipal plan and the implementation of affordable housing projects. They focused on municipal bylaws, access to sanitation services, fees charged on property, towns with municipal status and availability of resources as presented in table 4.7.

Table 4.7 County Municipal Plan and Implementation of Affordable Housing Projects

County Municipal Plan	Strongly Disagree		Disagree		Neutral		Agree		Strongly Agree		Mean	SD
	F	%	F	%	F	%	F	%	F	%		
1)The municipal bylaws are friendly in Narok county	15	7%	31	14.4%	65	30.2%	93	43.3%	11	5.1%	3.251	1.001
2)There is a wide access to water and sanitation services in Narok county	43	20%	71	33%	38	17.7%	57	26.5%	6	2.8%	2.590	1.160
3) The fees charged on property are favorable in Narok county	18	8.4%	58	27%	44	20.5%	83	38.6%	12	5.6%	3.060	1.102

4)There are many towns with the municipal status in Narok County	38	17.7%	96	44.7%	43	20%	32	14.9%	6	2.8%	2.404	1.031
5)The municipality has the necessary resources to carry out its mandate	33	15.3%	50	23.3%	41	19.1%	66	30.70%	25	11.6%	3	1.275
Composite Mean											2.861	
Composite SD												1.113

Source (survey data 2022) Key: F=frequency, SD=standard deviation

On the question whether the municipal bylaws are friendly 48.4% agreed, 30.2% were neutral and 21.4% disagreed. On whether there is wide access to water and sanitation services 53% disagreed,29.3% agreed and 17.7% were neutral.44.2% agreed,35.4% disagreed and 20.5% were neutral on whether the fees charged on property are favourable.on whether Narok town municipality has the necessary resources to carry out its mandate 42.3% agreed,38.6% disagreed and 19.1% were neutral. The respondent had the highest opinion that Narok bylaws are friendly with a mean of 3.251 and the least deviation of 1.001.In general the respondent disagreed in most of their statements about the county municipal plan at 42%, 37% agreed while 22% were neutral.

On the municipal plan and the implementation of affordable housing projects, majority of the key informants believed that Narok municipality does not have the necessary resources to support the implementation of affordable housing projects.

4.4.5 Implementation of Affordable housing projects

The implementation of affordable housing projects in Narok North Constituency, Narok county, the main study variable was measured by the number of county government houses ore rehabilitated, affordability of housing, fees charged on property, number of residents under the low cost housing program and housing cost in relation to income as shown in table 4.8

Table 4.8 Descriptive Statistics Implementation of Affordable Housing Projects

Implementation of affordable housing projects	Strongly Disagree		Disagree		Neutral		Agree		Strongly Agree		Mean	SD
	F	%	F	%	F	%	F	%	F	%		
1)Many government housing units have been built or	58	27%	80	37.2%	35	16.3%	39	18.1%	3	1.40%	2.297	1.095

rehabilitated in Narok county													
2)Housing in Narok is affordable to low income earners	32	14.9%	77	35.8%	25	11.6%	69	32.1%	12	2.8%	2.776	1.206	
3)The fees charged on property are favorable for the implementation of affordable housing projects in Narok county	20	9.3%	63	29.3%	56	26%	65	30.2%	11	5.1%	2.925	1.082	
4)There are many residents under low cost housing program	20	9.3%	87	40.5%	32	14.9%	49	22.8%	21	12.6%	3.111	1.225	
5)Housing cost in relation to income is low	33	15.3%	70	32.6%	27	12.6%	60	27.9%	25	11.6%	3.120	1.294	
Composite Mean											2.845		
Composite SD												1.180	

Source (survey data 2022) Key: F=frequency, SD=standard deviation

On whether there are many county government houses that have been built or rehabilitated 64.2% of the respondents disagreed, 19.5% agreed and 16.3% were neutral. The findings were consistent with the key informant response with less than 50 units of low cost county government housing available. On whether housing in Narok is affordable to low income earners 50.7% of the respondents disagreed, 34.9% agreed and 11.6% were neutral. Whether housing cost in relation to income is low 47.9% disagreed, 39.5% agreed and 12.6% were neutral. The respondent had the highest opinion on housing cost in relation to income with a mean of 3.12. Majority of the respondents disagreed on their statement on the implementation of affordable housing projects at 50%, 16% were neutral and 34% agreed.

On the implementation of affordable housing projects the key informants were unanimous in their opinion that there are less than 200 units of housing that have been developed or rehabilitated by the Narok county government.

4.5 Test for Statistical Assumptions

The part focuses on the normality test of the data.

4.5.1 Test for Normality

To check for normal distribution, the Kolmogorov-Smirnov (KS test) and Shapiro-(SW Wilk's test) tests were utilized. The Kolmogorov-Smirnov test is a one-sample test that evaluates how well a collection of data fits a theoretical distribution. The Smirnov test, on the other hand, is a two-sample test that determines if two samples seem to follow the same distribution. The test's outcome is displayed in table 4.9.

Table 4.9 Tests of Normality

	Kolmogorov-Smirnov ^a			Shapiro-Wilk		
	Statistic	df	Sig.	Statistic	df	Sig.
Implementation of affordable housing projects	.150	215	.160	.986	215	.674
County Annual plan	.112	215	.210	.987	215	.651
County Sectoral plan	.182	215	.10	.983	215	.721
County Spatial plan	.136	215	.20	.970	215	.654
County Municipal plan	.134	215	.18	.983	215	.0654

a. Lilliefors Significance Correction

According to the results in table 4.9 the p values of Kolmogorov-smirnov and shapiro-wilk are less than ($p < 0.05$) this implies the variables are normally distributed.

4.6 Correlation Analysis

Pearson's correlation was used to determine measure coefficients and the relation between variables for each study objective as follows:

4.6.1 Correlation Analysis between the County Annual Plan and Implementation of Affordable Housing

The Pearson's correlation coefficient was used to determine the nature and strength of the relation between the county annual plan and implementation of affordable housing projects as show in table 4.10

Table 4.10 Correlations between County Annual Plan and Implementation of Affordable Housing Projects.

		County Annual plan	Implementation of affordable housing projects
County Annual plan	Pearson Correlation	1	.426**
	Sig. (2-tailed)		.000
	N	215	215

** . Correlation is significant at the 0.05 level (2-tailed).

Table 4.10 reveal a moderate and positive relation between the County Annual Plan and the implementation of affordable housing projects. This is shown by a correlation coefficient of 0.426 and a p value $0.00 < 0.05$. This means that an improvement in county annual plan will lead to an improvement in the implementation of affordable housing projects. The null hypothesis will therefore be rejected.

4.6.2 Correlation Analysis between County Sectoral Plan and the Implementation of Affordable Housing Projects

The Pearson’s correlation coefficient was used to determine the nature and strength of the relation between the county sectoral plan and implementation of affordable housing projects as show in table 4.11

Table 4.11 Correlations Between County Sectoral Plan and Implementation of Affordable Housing Projects

		County Sectoral plan	Implementation of affordable housing projects
County Sectoral plan	Pearson Correlation	1	.439
	Sig. (2-tailed)		.000
	N	215	215

Table 4.11 reveal a moderate and positive relation between the county sectoral plan and the implementation of affordable housing projects. This is shown by a correlation coefficient of 0.439

and a p value $0.00 < 0.05$. This means that an improvement in county sectoral plan will lead to an improvement in the implementation of affordable housing projects. The null hypothesis will therefore be rejected.

4.6.3 Correlation Analysis between County Spatial Plan and the Implementation of Affordable Housing Projects

The Pearson’s correlation coefficient was used to determine the nature and strength of the relation between the county spatial plan and implementation of affordable housing projects as show in table 4.12

Table 4.12 Correlations Between County Spatial Plan and Implementation of Affordable Housing Projects

		County Spatial plan	Implementation of affordable housing projects
County Spatial plan	Pearson Correlation	1	.351**
	Sig. (2-tailed)		.000
	N	215	215

** . Correlation is significant at the 0.05 level (2-tailed).

Table 4.12 reveal a moderate and positive relation between the county spatial plan and the implementation of affordable housing projects. This is shown by a correlation coefficient of 0.351 and a p value $0.00 < 0.05$. This means that an improvement in county spatial plan will lead to an improvement in the implementation of affordable housing projects. The null hypothesis will therefore be rejected.

4.6.4 Correlation Analysis between the County Municipal Plan and the Implementation of Affordable Housing Projects

The Pearson’s correlation coefficient was used to determine the nature and strength of the relation between the county municipal plan and implementation of affordable housing projects as show in table 4.13

Table 4.13 Correlations Between County Municipal Plan and Implementation of Affordable Housing Projects

		County Municipal plan	Implementation of affordable housing projects
County Municipal plan	Pearson Correlation	1	.723**
	Sig. (2-tailed)		.000
	N	215	215

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

Table 4.13 reveal a strong and positive relation between the county municipal plan and the implementation of affordable housing projects. This is shown by a correlation coefficient of 0.723 and a p value $0.00 < 0.05$. This means that a major improvement in county municipal plan will lead to an improvement in the implementation of affordable housing projects. The null hypothesis will therefore be rejected.

4.7 Regression Analysis

Simple regression analysis employed to develop a mathematical relation between implementation of affordable housing projects and each of the independent variable as follows:

4.7.1 County Annual Plan and Implementation of Affordable Housing Projects

A simple regression model showing the relationship between the county annual plan and implementation of affordable housing projects.

A summary on the relation between the county annual plan and the implementation of affordable housing projects is presented as shown in table 4.14

Table 4.14 Model Summary on County Annual Plan and the Implementation of Affordable Housing Projects

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Durbin-Watson
1	.426 ^a	.181	.177	.65855	1.922

a. Predictors: (Constant), County Annual plan

b. Dependent Variable: Implementation of affordable housing projects

The coefficient of correlation was used to determine the nature of relation between the County Annual Plan and the implementation of affordable housing projects in Narok North Constituency, Narok County Kenya. ($r=0.426$) this implies that there is a positive correlation between the County Annual Plan and implementation of affordable housing projects. ($r^2=0.181$) this implies that only 18.1% of variation in the implementation of affordable housing projects is explained by the county annual plan.

Table 4.15 ANOVA on County Annual Plan and the Implementation of Affordable Housing Projects

ANOVA^a

Model		Sum of Squares	Df	Mean Square	F	Sig.
1	Regression	8.120	1	8.120	18.724	.000 ^b
	Residual	92.374	213	.434		
	Total	100.495	214			

a. Dependent Variable: Implementation of affordable housing projects

b. Predictors: (Constant), County Annual plan

The results from the ANOVA revealed a significance level of $0.00 < 0.05$. This implies that there is a significant relation between the county annual plan and the implementation of affordable housing projects.

Table 4.16 Coefficients of annual plan and implementation of affordable housing^a

Model	Unstandardized Coefficients		Standardized Coefficients	T	Sig.	95.0% Confidence Interval for B	
	B	Std. Error	Beta			Lower Bound	Upper Bound
(Constant)	2.065	.186		11.099	.000	1.698	2.432
1 County Annual plan	.267	.062	.284	4.327	.000	.145	.389

a. Dependent Variable: Implementation of affordable housing projects

$$Y = \beta_0 + \beta_1 x_1 + e \dots \dots \dots \text{Equation 1}$$

$$Y = 2.065 + 0.267x_1$$

From the regression results in table 4.16 the coefficient of the county annual plan is 0.267 with a ($p < 0.05$), this implies that the county annual plan positively influences the implementation of affordable housing projects in Narok North constituency in Narok county. A one unit improvement in the County Annual Plan would lead to 0.267 improvement in the implementation of the affordable housing projects. The study findings are consistent with sard and rice (2011) study that a carefully worked out plan and budget can assist low income families' access affordable housing.

4.7.2 County Sectoral Plan and Implementation of Affordable Housing Projects

A simple regression model showing the relationship between the county sectoral plan and implementation of affordable housing was analyzed as show in the table below.

A summary of the relation between the county sectoral plan and the implementation of affordable housing projects was presented as shown in table 4.17

Table 4.17: Model Summary of County Sectoral Plan and the Implementation of Affordable Housing Projects

Model Summary^b					
Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Durbin-Watson
1	.439 ^a	.193	.189	.68319	1.921

a. Predictors: (Constant), County Sectoral plan

b. Dependent Variable: Implementation of affordable housing projects

The correlation coefficient ($r = 0.439$) implies there is a positive correlation between the county sectoral plan and the implementation of affordable housing projects. The ($r \text{ sq.} = 0.193$) implies that 19.3% of variation in the implementation of affordable housing projects is explained by the county sectoral plan.

The analysis of variance table was also presented as shown in table 4.18

Table 4.18 ANOVA on County Sectoral Plan and the Implementation of Affordable Housing Projects

Model		Sum of Squares	Df	Mean Square	F	Sig.
1	Regression	1.076	1	1.076	2.305	.000 ^b
	Residual	99.419	213	.467		
	Total	100.495	214			

a. Dependent Variable: Implementation of affordable housing projects

b. Predictors: (Constant), County Sectoral plan

The results from the ANOVA revealed a significance level of $0.00 < 0.05$. This implies a significant relation between the county sectoral plan and the implementation of affordable housing projects.

Table 4.19 Coefficients on Sectoral Plan and the Implementation of Affordable Housing Projects^a

Model	Unstandardized Coefficients		Standardized Coefficients	T	Sig.	95.0% Confidence Interval for B	
	B	Std. Error	Beta			Lower Bound	Upper Bound
(Constant)	2.506	.229		10.947	.000	2.055	2.957
1 County Sectoral plan	.102	.067	.103	1.518	.000	-.030	.234

a. Dependent Variable: Implementation of affordable housing projects

$$Y = \beta_0 + \beta_2 x_2 + e \dots \dots \dots \text{Equation 2}$$

$$Y = 2.506 + 0.102x_2$$

From the regression results in table 4.19 the coefficient of the county sectoral plan is 0.102 with a ($p < 0.05$), this implies that the county sectoral plan positively influences the implementation of affordable housing projects in Narok North Constituency in Narok County. A one unit improvement in the county sectoral plan would lead to 0.102 improvement in the implementation

of the affordable housing projects. The findings reaffirms Graddy and Bostic (2012) position that private agents will always align themselves to the policy framework in order to provide affordable housing.

4.7.3 County Spatial Plan and Implementation of Affordable Housing Projects

A simple regression model showing the relationship between the County Spatial Plan and implementation of affordable housing was analyzed as show in the table below.

A summary of the relation between the county spatial plan and the implementation of affordable housing projects was presented as shown in table 4.20

Table 4.20 Model Summary on County Spatial Plan and Implementation of Affordable Housing Projects

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Durbin-Watson
1	.351 ^a	.123	.119	.64323	1.923

a. Predictors: (Constant), County Spatial plan

b. Dependent Variable: Implementation of affordable housing projects

The correlation coefficient($r = 0.351$) implies a weak positive correlation between the county spatial plan and the implementation of affordable housing projects. The coefficient of determination($r^2 = 0.123$) implies that 12.3% of variation in the implementation of affordable housing projects in explained by the county spatial plan.

Table 4.21 ANOVA on County Spatial Plan and the Implementation of Affordable Housing Projects

Model	Sum of Squares	df	Mean Square	F	Sig.
1 Regression	12.368	1	12.368	29.893	.000 ^b
1 Residual	88.127	213	.414		
Total	100.495	214			

a. Dependent Variable: Implementation of affordable housing projects

b. Predictors: (Constant), County Spatial plan

The results from analysis of variance revealed a significance level of $0.00 < 0.05$ this implies a significant relation between the county spatial plan and the implementation of affordable housing projects.

Table 4.22 Coefficients on Spatial Plan and Implementation of Affordable Housing Projects^a

Model	Unstandardized Coefficients		Standardized Coefficients	T	Sig.	95.0% Confidence Interval for B	
	B	Std. Error	Beta			Lower Bound	Upper Bound
(Constant)	1.533	.244		6.280	.000	1.052	2.015
1 County Spatial plan	.403	.074	.351	5.467	.000	.258	.549

a. Dependent Variable: Implementation of affordable housing projects

$$Y = \beta_0 + \beta_3 x_3 + e \dots \dots \dots \text{Equation 3}$$

$$Y = 1.533 + 0.403x_3$$

From the regression results in table 4.156 the coefficient of the county spatial plan is 0.403 with a ($p < 0.05$), this implies that the county spatial plan positively influences the implementation of affordable housing projects in Narok North Constituency in Narok County. A one unit improvement in the county spatial plan would lead to 0.403 improvement in the implementation of the affordable housing projects. The results are consistent with the findings of Makawy (2014) that spatial planning controls the amount and type of development and affordable housing delivery.

4.7.4 County Municipal Plan and Implementation of Affordable Housing Projects

A simple regression model showing the relationship between the County Municipal Plan and implementation of affordable housing was analyzed as show in the table below.

A summary of the relation between the County Spatial Plan and the implementation of affordable housing projects was presented as shown in table 4.23

Table 4.23 Model Summary of County Municipal Plan and the Implementation of Affordable Housing Projects

Model Summary^b

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Durbin-Watson
1	.723 ^a	.523	.51	.56415	2.021

a. Predictors: (Constant), County Municipal plan

b. Dependent Variable: Implementation of affordable housing projects.

Coefficient of correlation($r = 0.723$) implies a strong positive correlation between the county municipal plan and the implementation of affordable housing projects. The coefficient of determination($r^2 = 0.523$) implies that 52.3% of variation in the implementation of the affordable housing projects is explained by the county municipal plan.

Table 4.24 ANOVA on Municipal Plan and the Implementation of Affordable Housing Projects

ANOVA^a

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	32.705	1	32.705	102.760	.000 ^b
	Residual	67.790	213	.318		
	Total	100.495	214			

a. Dependent Variable: Implementation of affordable housing projects

b. Predictors: (Constant), County Municipal plan

The results from analysis of variance revealed a significance level of $0.00 < 0.05$ this implies a significant relation between the county municipal plan and the implementation of affordable housing projects.

Table 4.25 Coefficient on Municipal Plan and Implementation of Affordable Housing Projects.

Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		
(Constant)	1.265	.161		7.877	.000
1 County Municipal plan	.553	.055	.570	10.137	.000

a. Dependent Variable: Implementation of affordable housing projects

$$Y = \beta_0 + \beta_4 x_4 + e \dots \dots \dots \text{Equation 4}$$

$$Y = 1.265 + 0.553x_4$$

From the regression results in table 4.25 the coefficient of the county municipal plan is 0.553 with a (p<0.05), this implies that the county municipal plan positively influences the implementation of affordable housing projects in Narok North constituency in Narok county and has a significant impact. A one unit improvement in the county municipal plan would lead to 0.553 improvement in the implementation of the affordable housing projects. The findings are consistent to Chained, Kere and Dondarii (2015) on the positive role the national and local authority in providing access to water and sanitation services.

CHAPTER FIVE

SUMMARY OF FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

5.1 Introduction

The chapter provides a thorough explanation of the key findings, the inferences formed from them, and the recommendations that follow and are made as a result. The findings on the hypothesis test are summarized as per the four specific objectives on which conclusions and recommendations are made.

5.2 Summary of Findings

The goal of the study was to ascertain how the county integrated development plan would affect the creation of affordable homes in Narok North constituency, Narok County. It concentrated on the implications of the annual plan, sectoral plan, spatial plan, and municipal plan on the implementation of the affordable housing projects.

5.2.1 County Annual plan and Implementation of Affordable Housing Projects

The first goal was to assess how the County Annual Plan affected the delivery of affordable housing projects in Narok North constituency, Narok County, Kenya. The analysis's findings led to the rejection of the null hypothesis and the establishment of a moderately favorable relationship ($r = 0.426$ and $p=0.05$) between the county annual plan and the implementation of affordable housing projects. Only 18.1% of the variation in the implementation of the affordable housing projects is predicted by the county annual plan, according to the model's power, $R^2=0.181$. According to the ANOVA results, the F value was 18.724, with a significance level of $0.00 < 0.05$. This suggests that there is a strong connection between the county annual plan's implementation and the development of affordable housing projects.

5.2.2. County Sectoral Plan and the Implementation of Affordable Housing Projects

The second goal was to ascertain how the County Sectoral Plan affects the implementation of projects for affordable housing in Kenya's Narok North constituency. The analysis's findings led to the rejection of the null hypothesis and demonstrated a $r = 0.439$ and $p=0.05$ moderately favorable relationship between the county sectoral plan and the implementation of affordable housing projects. According to the model's power, $R^2=0.193$, only 19.3% of variation in the implementation of affordable housing projects can be attributed to the county spatial plan. The

ANOVA results showed a F value of 2.305 and a significance level of $0.00 < 0.05$. This suggests that the implementation of the affordable housing projects and the county sectoral strategy have a substantial relationship.

5.2.3 County Spatial Plan and the Implementation of Affordable Housing Projects

The third goal was to ascertain how the County Spatial Plan affects the implementation of programs for affordable housing projects in Kenya's Narok North constituency, Narok County. The analysis's findings led to the rejection of the null hypothesis and demonstrated a $r = 0.351$ and $p = 0.05$ moderately favorable relationship between the county spatial plan and the implementation of affordable housing projects. According to the model's R^2 value of 0.123, just 12.3% of the diversity in how affordable housing projects are implemented can be attributed to the county spatial plan. The ANOVA results showed an F value of 29.893 with a significance level of $0.00 < 0.05$. This suggests that the implementation of the affordable housing projects and the county spatial plan have a significant relationship.

5.2.4 County Municipal Plan and the Implementation of Affordable Housing Projects

The last goal was to ascertain how the County Municipal Plan affects the implementation of projects for the construction of affordable housing in Narok North constituency, Narok County, Kenya. The analysis's findings led to the rejection of the null hypothesis and the establishment of a significant positive relationship between the county municipal plan and the execution of affordable housing projects, with $r = 0.723$ and $p = 0.05$. Only 52.3% of the variation in the implementation of the affordable housing projects is predicted by the county municipal plan, according to the model's power, $R^2 = 0.523$. According to the ANOVA results, the F value was 102.76 and the significance level was $0.00 < 0.05$. This implies that there is a significant relation between the implementation of the affordable housing projects and the county municipal plan.

5.3 Conclusions

The study concluded that on the first objective to establish the relation between the County Annual Plan and the implementation of affordable housing projects, the County Annual Plan had a positive impact on the implementation of affordable housing though not significant. This can be improved by increasing the budget allocation towards development and reducing budget variance. The study also concluded that the county sectoral plan has a positive effect on the implementation of

affordable housing projects. This can be encouraged by having private sector involvement in housing and improving the education standards.

On the second objective to determine the relation between the County Sectoral Plan and implementation of affordable housing projects, there was a positive relation between the sectoral plan and implementation of affordable housing projects. The impact of the sectoral plan can be improved by improving healthcare and the education standards.

On the third objective of the effect of County Spatial plan on the implementation of affordable housing projects. The study also concluded that the County Spatial Plan has a positive relation on the implementation on affordable housing projects whose significance can be improved by the full implementation of the Narok town spatial plan.

On the final objective of the effect of County Municipal plan on the implementation of affordable housing projects. The study concluded there is a significant positive relation between the two variables and that for Narok County to achieve its goal in implementation of affordable housing projects it should provide the necessary services for upgrading of towns towards municipal and city status.

5.4 Recommendations

A bill should be passed on the CIDP that requires county governments to set a minimum amount of the budget towards development and implementation of affordable housing projects. Public participation should be mandated as the first step to any budget process so as to raise the level of awareness. Slum upgrading and eradication programs should be put in place to minimize the development of slums and poor housing. The private sector should be given more incentive to partner with the government in the provision of affordable housing. Futuristic spatial plans should be developed and reviewed annually for any changes or adjustments. Municipal bylaws should be set to enable the provision and access to affordable housing.

5.5 Suggestions for Further Research

Based on the study findings the following suggestions were made:

1. A comparative study should be carried out between Nairobi county and Narok county to assess the extent of implementation of affordable housing projects based on the CIDPs.

2. A study should also be conducted on how the county management affects the implementation of affordable housing projects under the CIDP.
3. A study should also be conducted on the challenges county governments experience in the implementation of affordable housing projects under the CIDP.

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APPENDICES

APPENDIX I: Letter of Introduction



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Our Ref: L50/37196/2020

September 6, 2022

TO WHOM IT MAY CONCERN


RE: INTRODUCTION LETTER: DIANA NASIEKU NKERE

The above named is a registered Master of Project Planning and Management Student at the Faculty of Business and Management Sciences, University of Nairobi. She is conducting research on: "**County integrated Development Plan and Implementation of Affordable Housing projects in Narok North Constituency, Narok County, Kenya.**"

The purpose of this letter is to kindly request you to assist and facilitate the student with necessary data which forms an integral part of the Project.

The information and data required is needed for academic purposes only and will be treated in **Strict-Confidence**.

Your co-operation will be highly appreciated.


PHILIP MUKOLA (MR.)
FOR: ASSOCIATE DEAN,
FACULTY OF BUSINESS AND MANAGEMENT SCIENCES

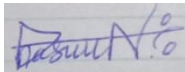
PM/mi

Dear respondent,

I am conducting research on the County Integrated Development Plan and the implementation of the Affordable Housing Projects in Narok North constituency, Narok county, Kenya. The study's target population includes tenants residing in county government houses in the Narok North constituency as well as managers and staff of county departments.

You have been chosen as a respondent to help with supplying the necessary data. I humbly ask that you take a few minutes to complete the questionnaire that is enclosed. Only academic goals will be served by the material gathered, and absolute confidentiality will be upheld. In no part of the questionnaire should you write your name. Please be as truthful as you can when answering the questions.

Yours Sincerely,

A small rectangular image showing a handwritten signature in blue ink. The signature appears to be 'Diana N.' followed by a stylized flourish.

DIANA NASIEKU NKERE
Reg. No: L50/37196/2020

APPENDIX II: Questionnaire for County Departmental Employees and Tenants

The implementation of the affordable housing projects in Narok North constituency, Narok County, Kenya and the County's Integrated Development Plan are the subjects of a study being conducted by the researcher. The sole intent of this study is academic, and all correspondence will be handled in the strictest confidence. You can choose from a variety of value scales in this questionnaire. Please mark the option you believe to be the correct response to each question, and fill in the spaces as necessary. Each question has a single possible response.

Section A: Respondent's Background Information

Indicate your response to the questions below by putting a tick inside the box

1. **Gender?** Male

Female

2. Highest level of education?

a) Primary

b) High School

c) Diploma

d) Undergraduate

e) Masters

f) Doctorate

3. In which category do you belong?

a. County departmental employee

a) Tenant

Section B

Please tick inside the box, the choices that you feel suits your expectation from the choices provided by the Likert scale (1-5)

(1=Strongly Disagree-SD, 2=Disagree - D, 3=Neutral- N, 4= Agree - A, 5=Strongly Agree - SA)

Part 1: County Annual Plan

This section covers the county annual plan as stated by its 5 dimensions. Please indicate in relation to the County Integrated Development Plan, the extent to which you agree or disagree to the following statements on the Narok County Annual Plan.

	STATEMENTS	SD	D	N	A	SA
1	The county budget has a high proportion of local revenue against the budget					
2	Large part of county expenditure goes towards development					
3	There is low variation between the budget estimates and the actual					
4	The public are extensively involved in the budget process					
5	The level of accountability on the county budget is high					

Part 2: County Sectoral Plan

This section covers the county sectoral plan as stated by its 5 dimensions. Please indicate in relation to the County Integrated Development Plan, the extent to which you agree or disagree to the following statements on the Narok County Sectoral Plan.

	STATEMENTS	SD	D	N	A	SA
1	Agriculture land has been encroached as result of housing development					
2	Foreign tourist has increased the price of houses in Narok County					
3	Education affects the type of house one lives in					
4	Poor health can be associated with staying in slum areas					
5	The private sector housing is highly developed in Narok County					

Part 3: County Spatial Plan

This section covers the County Spatial Plan as stated by its 5 dimensions. Please indicate in relation to the County Integrated Development Plan, the extent to which you agree or disagree to the following statements on the Narok County Spatial Plan.

	STATEMENTS	SD	D	N	A	SA
1	The land use laws are friendly in Narok County					
2	The Narok county populations is evenly distributed					
3	There is low rural to urban migration in Narok county					
4	There are very few slum dwellings in Narok county					
5	There is an existing and well planned spatial structure for Narok county					

Part 4: County Municipal Plan

This section covers the County Municipal Plan as stated by its 5 dimensions. Please indicate in relation to the County Integrated Development Plan, the extent to which you agree or disagree to the following statements on the Narok County Municipal Plan.

	STATEMENTS	SD	D	N	A	SA
1	The municipal bylaws are friendly in Narok county					
2	There is a wide access to water and sanitation services in Narok county					
3	The fees charged on property are favorable in Narok county					
4	There are many towns with the municipal status in Narok County					
5	The municipality has the necessary resources to carry out its mandate					

Part 5: Implementation of Affordable Housing Projects

This section covers the implementation of affordable housing in Narok County. Please indicate in relation to the County Integrated Development Plan, the extent to you which you agree or disagree to the following statements on the implementation of affordable housing projects in Narok North Constituency, Narok County.

	STATEMENTS	SD	D	N	A	SA
1	Many government housing units have been built or rehabilitated in Narok county					
2	Housing in Narok is affordable to low income earners					
3	The fees charged on property are favorable for the implementation of affordable housing projects in Narok county					
4	There are many residents under low cost housing program					
5	Housing cost in relation to income is low					

THANK YOU FOR YOUR FEEDBACK

APPENDIX III: Key Informant Interview guide for County Departmental Managers

- i. Introduce myself and the study
- ii. Allow the key informant to introduce his or herself
- iii. Ask the following questions relating to:

A. County Annual plan

1. What is the extent of accountability when it comes to public expenditure and revenue collection at the county how and does it affect access to affordable housing?

B. County Sectoral plan

2. Which sectors of Narok County contributes significantly to the implementation of affordable housing projects?
3. Which sector contributes significantly to access to affordable housing?

C. County Spatial plan

4. Does Narok County have an existing spatial plan to enable easy implementation of affordable housing?
5. What is the population distribution of Narok County in relation to affordable housing?

D. County Municipal plan

6. Does the Narok municipality have the necessary resources to facilitate access to affordable housing?

E. Implementation of Affordable Housing Projects

7. How far is the Narok county integrated development plan in the implementation of affordable housing projects?
8. How many government units have been built or rehabilitated so far?
9. How many of the county government houses built or to be built are targeting low income households?


APPENDIX III: Research Permit

NATIONAL COMMISSION FOR SCIENCE, TECHNOLOGY AND INNOVATION

REPUBLIC OF KENYA

Ref No: 343349

RESEARCH LICENSE



This is to Certify that **Ms. Diana Nasieku Nkere** of University of Nairobi, has been licensed to conduct research in Narok on the topic: **COUNTY INTEGRATED DEVELOPMENT PLAN AND IMPLEMENTATION OF AFFORDABLE HOUSING PROJECTS IN NAROK NORTH CONSTITUENCY, NAROK COUNTY, KENYA** for the period ending : **20/September/2023**.

License No: **NACOSTI/P/22/20390**

Applicant Identification Number: **343349**

Director General
NATIONAL COMMISSION FOR SCIENCE, TECHNOLOGY & INNOVATION

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