



**PARTICIPATORY MONITORING AND EVALUATION PRACTICES AND  
PERFORMANCE OF AFFORDABLE HOUSING PROJECTS IN METROPOLITAN  
COUNTIES IN KENYA**

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**ABSTRACT**

The purpose of this study was to examine the influence of participatory monitoring and evaluation practices on the performance of affordable housing projects in metropolitan counties in Kenya. Specifically, the study sought to assess the influence of monitoring and evaluation planning on the performance of affordable housing projects in metropolitan counties in Kenya, and to assess the influence of monitoring and evaluation stakeholder involvement on the performance of affordable housing projects in metropolitan counties in Kenya. This study used descriptive research design. This study was conducted in the Metropolitan counties (Nairobi County, Kajiado County, Machakos County and Kiambu County). In the counties, there is approximately 30,000 housing units in over 1,000 projects. The study focused on engineers, supervisors, contractors implementing the housing projects and local authorities. The total target population was therefore 1309 respondents. The Yamane formula was adopted to calculate the study sample size. Simple random sampling technique was used to select a sample of 307 respondents. Primary data was collected through use of questionnaires. Statistical Packages for Social Sciences (SPSS) version 26.0 was used for analysis and presentation. The data was analyzed using descriptive and inferential statistics. Descriptive statistics included the mean, standard deviation, coefficient of variation and percentages. Pearson Correlation analysis was used to determine the relationship between individual variables in the objectives. Multiple Regression analysis was used in testing the research questions by establishing the influence of each independent variable on the dependent variable. The significance of the model was interpreted using a significance level of 0.05. The results were presented on frequency tables, charts, and graphs. The study concludes that monitoring and evaluation planning has a positive and significant influence on performance of affordable housing projects in metropolitan counties in Kenya. In addition, the study concludes that monitoring and evaluation stakeholder involvement has a positive and significant influence on performance of affordable housing projects in metropolitan counties in Kenya. Based on the study findings, the study recommends robust monitoring and evaluation frameworks within the planning phase of affordable housing projects in metropolitan counties in Kenya. In addition, the study recommends actively engage all relevant stakeholders throughout the monitoring and evaluation processes of affordable housing projects in metropolitan counties in Kenya.

**Key Words:** Participatory Monitoring and Evaluation Practices, Monitoring and Evaluation Planning, Monitoring and Evaluation Stakeholder Involvement, Performance, Affordable Housing Projects

## Background of the Study

Housing is closely aligned with several Sustainable Development Goals (SDGs) outlined by the United Nations (Gitonga & Keiyoro, 2019). Access to adequate housing is essential for poverty alleviation. Secure and affordable housing helps families build assets and stability, breaking the cycle of poverty. Affordable housing projects are initiatives aimed at providing housing options that are reasonably priced and within financial reach for a significant portion of the population, especially those with moderate to low incomes. These projects address the critical need for housing that is affordable, safe, and meets basic living standards (Gunu & Oladepo, 2018). Infrastructure projects play a big role in societies in terms of meeting the development needs of the economy and more so in transforming the quality of life of citizens (Gitonga & Keiyoro, 2019). The government is the single largest implementer of public infrastructure projects thus there is need to ensure that these projects are fully implemented and the factors that have the greatest influence identified to ensure their influence is taken into consideration during the project life cycle (Onyango, Bwisa, & Orwa, 2017). County governments play an important role in urban housing delivery offered through public infrastructure development and their full implementation is a catalyst for economic growth in Kenya (Kariri, Onyango, & Njuguna, 2017). Further, 60% of the project failed to be accomplished within the budget, schedule and scope and less than 10% failed to deliver on their time, scope and quality based on the established criterion. Gwaya, Wanyona and Musau (2018), Kiarie and Wanyoike (2016) and Kariungi (2019) also suggested that the construction projects were indicating ridiculous time and cost overruns globally.

Participatory monitoring and evaluation of projects is not only important to projects but it is part and parcel of project design (PMBOK, 2019). Resources are scarce and they need to be properly and efficiently utilized. Monitoring and evaluation has been used globally over the last several years as an integral part of the project cycle and of good management practice (Olive, 2018). Olive observes that monitoring and evaluation is fundamental if the project goals, objectives and success are to be realized. Monitoring and evaluation provides answers to questions regarding the output, effects and impact of the project or program in the life of the target population. It establishes the necessary linkage among a set of activities undertaken in project planning and management: identification of problems, feasibility study, and design of the project/program, approval process, organization, implementation and supervision processes, completion, evaluation and follow-up. Information secured through monitoring and evaluation must be relevant, that is, geared to specific needs of program and project administrators; timely, that is, available and accessible at the time decisions are taken; and accurate, that is, reliable and empirically verifiable (Ndegwa, 2019). This study therefore sought to examine the influence of participatory monitoring and evaluation practices on the performance of affordable housing projects in metropolitan counties in Kenya.

## Statement of the Problem

The performance of projects in Kenya has been a major concern, especially because of the huge benefits to be accrued by the beneficiaries and as well because of the huge investments made on these projects. Project managers always target project success. This involves finishing the project on time, within budget, meeting end product specifications, meeting customer needs and meeting management objectives (Minyiri, & Muchelule, 2020).

Homeownership has long been a challenge for most Kenyans due to the high cost of housing and interest rates. To address this issue, the Kenyan government launched the Affordable Housing Programme (AHP) at the end of 2022, with the ambitious goal of building 20,000 affordable houses annually and 500,000 homes within five years. The AHP provides incentives to encourage developers and investors to build affordable homes and offers flexible low-interest rate mortgages and payment options to potential buyers and renters. Developers who partner with the government and commit to delivering more than 100 units are eligible for free land from the government for

construction. The cost of building materials is zero-rated, and the corporate tax of the property developer is reduced from 30% to 15%. Approved projects under the AHP also receive priority for bulk infrastructure development such as roads, sewer lines, and electricity, which can reduce construction costs by up to 25%.

Statistics show that estimated 43% of projects in the construction industry are characterized with cost and time overruns and 18% failed to be completed. In other words, they were terminated prematurely. In another study of 5400 large government funded projects, 45% indicated cost overruns and 7% of the projects had time overruns and 56% of these projects had values than the ones earlier predicted (Mutua, 2021). Further, Price Waterhouse Coopers (PwC) (2020), based on the survey on several construction projects in 34 industries established that 86% failure of projects being delivered within time, cost and budget.

Participatory Monitoring and Evaluation is one of the key aspects of Project management. It is an extremely important management tool used to track progress and performance of a project and facilitate decision making (Sera & Beaudry, 2017). While some empirical studies have been undertaken in relation to the performance of housing projects in Kenya, none has specifically looked at the influence of participatory monitoring and evaluation practices on the performance of affordable housing projects in metropolitan counties in Kenya. There is also none that has linked the four independent variables under this study (planning, stakeholder involvement, funding and technical capacity) with the performance of affordable housing projects. There is therefore inadequate empirical insight to inform interventions so as to enhance the performance of such projects. To fill the highlighted gaps, the current study seeks to establish the influence of participatory Monitoring and Evaluation practices on the performance of affordable housing projects in metropolitan counties in Kenya.

### **Specific Objectives**

This study was guided by the following specific objectives:

- i. To assess the influence of monitoring and evaluation planning on the performance of affordable housing projects in metropolitan counties in Kenya.
- ii. To assess the influence of monitoring and evaluation stakeholder involvement on the performance of affordable housing projects in metropolitan counties in Kenya.

## **LITERATURE REVIEW**

### **Theoretical Review**

#### **Systems Theory**

Systems theory, developed primarily by biologist Ludwig von Bertalanffy in the 1940s and further expanded upon by various scholars across disciplines such as sociology, psychology, and management, offers a comprehensive framework for understanding complex systems and their dynamics. Systems theory views systems as wholes greater than the sum of their parts. It emphasizes understanding the interrelationships and interactions among components rather than focusing solely on individual elements. Systems are characterized by interconnectedness, where changes in one part of the system can affect other parts and the system as a whole. This interconnectedness implies that systems exhibit feedback loops, where outputs from one part of the system influence inputs to other parts.

Systems theory recognizes hierarchies and levels within systems, with subsystems existing within larger systems. These subsystems interact with each other and with their environment, contributing to the overall functioning and behavior of the system. Systems theory highlights that systems are

open to their environments, exchanging inputs, outputs, and feedback with their surroundings. This openness allows systems to adapt and evolve in response to external changes.

Systems theory assumes that systems should be studied as integrated wholes rather than as isolated parts. It assumes that components within a system are interconnected and interdependent, influencing each other's behavior and functioning. Systems theory suggests that multiple pathways can lead to the same outcome within a system, allowing for flexibility and adaptation in achieving goals. Further, there's an assumption of dynamic equilibrium or homeostasis within systems, where feedback mechanisms regulate and maintain stability in the face of internal and external changes. This study used systems theory to assess the influence of monitoring and evaluation technical capacity on the performance of affordable housing projects in metropolitan counties in Kenya

### **Stakeholder Theory**

Stakeholder theory was founded by Edward Freeman R in (1984). Stakeholder Theory is a management theory that emphasizes the importance of identifying and engaging with all stakeholders who are affected by or have an interest in a particular project, organization, or decision. Developed initially in the corporate governance context, Stakeholder Theory has since been applied across various disciplines, including business management, public administration, and development projects. At its core, Stakeholder Theory posits that organizations should consider the interests, concerns, and perspectives of all stakeholders, rather than focusing solely on maximizing shareholder value or profit. Identification of stakeholders begins with a comprehensive stakeholder analysis, which entails identifying and mapping out the various stakeholders involved or affected by the project. This includes both primary stakeholders directly impacted by the project, such as local communities, government agencies, employees, and customers, as well as secondary stakeholders who may have an indirect interest, such as NGOs, investors, suppliers, and the wider public (Nisa, Javed & Akthar (2018).

Stakeholder analysis also involves assessing the level of influence, power, and legitimacy of each stakeholder, which can inform strategies for engagement and communication. Once stakeholders have been identified, the next step is to engage with them effectively throughout the project lifecycle. This involves establishing open channels of communication, fostering dialogue, and soliciting feedback to ensure that stakeholders' voices are heard and considered in decision-making processes. Stakeholder engagement strategies may include holding community meetings, stakeholder forums, workshops, focus groups, or conducting surveys to gather input and insights from diverse stakeholders. Additionally, leveraging technology and social media platforms can facilitate broader participation and reach among stakeholders. An essential aspect of stakeholder engagement is transparency and accountability. Organizations should strive to provide stakeholders with timely and relevant information about the project, including its objectives, scope, potential impacts, and decision-making processes. Transparent communication builds trust and credibility, while accountability mechanisms hold project stakeholders responsible for their actions and decisions. Moreover, organizations should be responsive to stakeholders' concerns and feedback, demonstrating a commitment to addressing their needs and interests (Okafor, 2019).

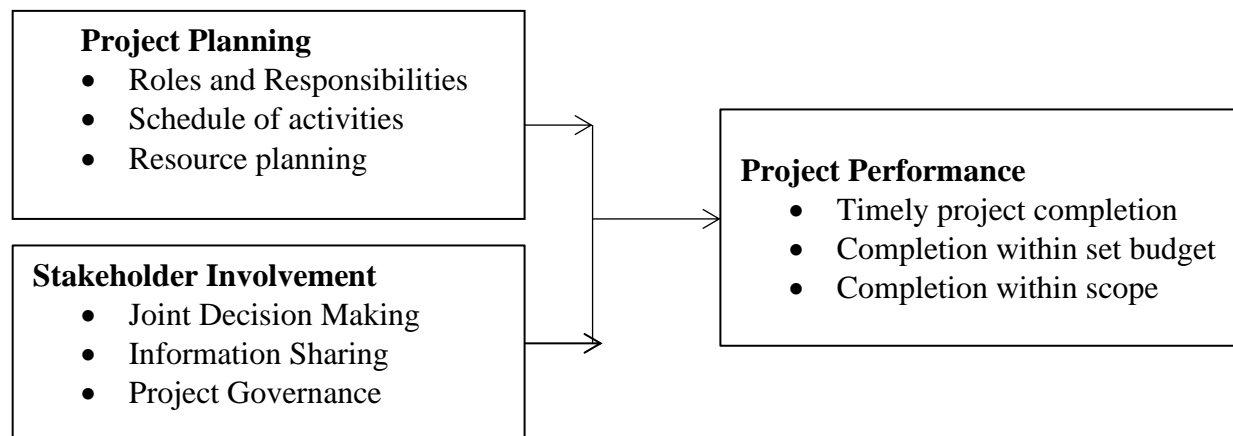
The theory operates on several key assumptions. Firstly, it assumes that organizations exist within a broader social and environmental context and have responsibilities to a wide range of stakeholders beyond just shareholders. Stakeholders can include employees, customers, suppliers, local communities, government agencies, NGOs, investors, and the general public. Secondly, Stakeholder Theory assumes that stakeholders have legitimate interests and rights that should be respected and considered in decision-making processes. This recognition of stakeholders' rights

underscores the importance of inclusive and participatory approaches to governance and management (Nsengiyumva & Ogbe, 2022).

One of the primary critiques of Stakeholder Theory is its broad and ambiguous definition of stakeholders, which can make it challenging to prioritize stakeholders' interests and reconcile conflicting priorities. Additionally, some critics argue that Stakeholder Theory lacks clear guidance on how to balance the interests of different stakeholders, particularly when they are in tension or opposition. This ambiguity can lead to challenges in implementation and decision-making, as organizations may struggle to determine which stakeholders to prioritize and how to address conflicting demands. Furthermore, critics argue that Stakeholder Theory's focus on engaging with all stakeholders may be impractical or unrealistic in certain contexts, particularly in cases where there are numerous and diverse stakeholders with competing interests. Despite these critiques, Stakeholder Theory remains a valuable framework for promoting inclusive decision-making, fostering stakeholder engagement, and enhancing organizational accountability and legitimacy (Jamaal, 2018). Stakeholders theory was used to assess the influence of monitoring and evaluation stakeholder involvement on the performance of affordable housing projects in metropolitan counties in Kenya

### Conceptual Framework

Conceptual framework is defined as a visual presentation of key variables, factors or concepts and their relationship among each other which have been or have to be studied in the research either graphically or in some other narrative form (Miles, Huberman, & Saldana, 2019).



**Figure 2. 1: Conceptual Framework**

### Monitoring and Evaluation Planning

Monitoring and Evaluation (M&E) Planning is the systematic process of defining the framework, methodologies, and activities that will be used to monitor and evaluate a project or program. This planning phase is crucial for establishing the foundation for effective M&E throughout the lifecycle of the initiative. In the planning phase, establishing clear roles and responsibilities is essential for effective project management. Identifying key stakeholders, including project managers, team members, sponsors, and external partners, sets the foundation for a collaborative effort. The assignment of specific tasks and responsibilities ensures that each individual or team understands their contributions, fostering accountability and coordination (Mgoba, & Kabote, 2020). Communication channels are established to facilitate seamless information flow among team members and stakeholders. Protocols for decision-making authority are clarified, preventing ambiguity and delays. Regular review and updates of roles and responsibilities accommodate

changes in circumstances, maintaining alignment with project goals. This comprehensive approach to roles and responsibilities contributes to a well-organized and smoothly functioning project team (Minyiri, & Muchelule, 2018).

The schedule of activities serves as a detailed timeline that guides the project from initiation to completion. It outlines the sequence of tasks, dependencies between activities, and realistic time estimates for each step. Task sequencing and dependencies are identified to prevent bottlenecks, ensuring a logical flow of activities. Milestones and deliverables are highlighted to mark significant achievements and assess progress. Critical path analysis prioritizes tasks and aids in effective resource management. The inclusion of buffer or contingency planning allows for flexibility in handling unexpected delays, risks, or scope changes. The schedule of activities thus becomes a dynamic tool for managing project timelines and ensuring successful project outcomes (Naoum, Fong, & Walker, 2018).

Resource planning involves the identification and allocation of human, financial, and material resources to support the project's successful execution. Human resources are allocated based on required skill sets, with considerations for hiring, training, and team management. Financial resources are estimated to cover costs associated with personnel, materials, technology, and other project-related expenses. The identification of material resources ensures that necessary tools and equipment are available when needed. A comprehensive budgeting process ensures that adequate funds are allocated throughout the project's lifecycle, preventing resource shortages. Effective resource planning is crucial for optimizing efficiency, managing costs, and ensuring that the project team has the necessary tools and support to deliver successful outcomes (Pinto, & Slevin, 2016).

### **Monitoring and Evaluation Stakeholder Involvement**

Stakeholder involvement refers to the active engagement, participation, and collaboration of individuals, groups, or entities who have a vested interest or influence in a particular project, initiative, or organization. Stakeholders are those who are directly or indirectly affected by, or can affect, the outcomes and success of a given endeavor. Involving stakeholders means including them in decision-making processes, seeking their input, and considering their perspectives to ensure their needs and expectations are addressed (Ruwa, & Chinyavu, 2016).

Joint decision-making in stakeholder involvement emphasizes collaboration and shared responsibility in the decision-making process. This component recognizes the importance of including key stakeholders in strategic decisions that impact the project. Instead of unilateral decision-making by project managers or leaders, joint decision-making involves stakeholders at different levels, allowing them to contribute their perspectives, expertise, and insights (Yakubu, Ogunsanmi, & Yakubu, 2019).

This approach fosters a sense of ownership and commitment among stakeholders, as their input is valued and considered in the decision-making process. Joint decision-making can take various forms, such as collaborative workshops, advisory committees, or regular stakeholder meetings where decisions are made collectively. This component ensures that decisions align with the diverse interests and expectations of stakeholders, leading to more inclusive and successful project outcomes (Ruwa, & Chinyavu, 2016).

Information sharing is a fundamental component of stakeholder involvement, emphasizing transparent communication between the project team and stakeholders. This involves the timely and accurate dissemination of relevant information about the project, its progress, challenges, and potential impacts. Effective information sharing ensures that stakeholders are well-informed, enabling them to make informed decisions and contribute meaningfully to the project.

Communication channels should be established to facilitate the exchange of information (Iyer, & Jha, 2016). Regular updates, newsletters, project reports, and meetings can serve as platforms for information sharing. Engaging in two-way communication, where stakeholders can also provide feedback and seek clarification, enhances the effectiveness of this component. Transparent information sharing builds trust, fosters a positive relationship between the project team and stakeholders, and contributes to a more collaborative and informed decision-making process (Gibson, 2019).

## **Empirical Review**

### **Monitoring and Evaluation Planning and Project Performance**

Muete and James (2019) researched on the project planning practices and performance of construction projects in Nairobi City County, Kenya. Descriptive research design was adopted in this study. The target population was one hundred and twenty-five construction projects within Nairobi City County. The study found that activity duration had been well estimated, time schedules were well developed, and that project scope had been well specified during the planning phase. The study concluded that human resource planning, time management, material resource planning and financial resource planning positively and significantly contributes to performance of the construction projects and construction firms should conduct proper and continuous training programs aimed at developing human resources in the industry.

Wafula, Makokha and Namusonge (2019) conducted a study on the effect of project planning on performance of CDF health facilities construction projects in trans-Nzoia County Kenya. A descriptive design was used. The study was carried out in Trans-Nzoia County which has 78 public Health facilities where these construction projects are situated. The study found that timely project completion, cost estimation and stakeholders satisfaction are key indicators that can be measured to judge the performance of projects especially the Government related projects. The study concluded that there is a significant relationship between the effects of project planning and performance of Health Facilities construction projects.

Muyahimana and Kamuhanda (2020) conducted a study on the relationship between Monitoring and Evaluation (M&E) practices and public projects performance in Rwanda with reference to Science and Technology Skills Development (STSD) project. The study used explanatory research design. The goal population was 146 obtained through census sampling technique. The study found that predictors of M&E practices such as Linking M&E plan to Action & Strategic plans, employing participatory approach and disseminating M&E results to stakeholders affect the progress of project timeline. The study concluded that there is a positive relationship between M&E practices and performance of public projects.

Kathongo (2020) investigated on the influence of participatory monitoring and evaluation on performance of public secondary schools projects in Mutomo Sub-County, Kenya. The study used a descriptive research survey design. The population involves 33 public secondary schools which forms the target population of the study. The study found that stakeholders are not involved in the process of management of school projects and institutional strengthening can be improved by open forums, meetings and seminars which should involve stakeholders air their views and negotiate their perspectives. The study concluded that institutional strengthening, Negotiations perspectives of shareholders, Public accountability, Project planning and TSC policy has influence on the performance of public school projects.

Musyimi and Ondara (2022) conducted a study on the collaborative monitoring and evaluation practices and performance of county funded projects in Uasin Gishu County, Kenya. The study used a descriptive research approach with a target populace of 41 County officials drawn from various departments inclusive of stakeholders. The study found that technical expertise in

utilization of collaborative M&E practices affected projects performance in the County to a moderate extent with policy frameworks in projects M&E having a moderate effect on project performance. Inadequate allocation of funds to implement collaborative M&E and M&E budget as a percent of development expenditure in every project has effects on projects performance in Uasin Gishu County together with policy framework to great extents The study concluded that cost implications contributed more to the increase of project performance in the County followed by technical expertise, policy frameworks and stakeholder involvement in that order.

Atwa and Mudi (2019) researched on the influence of monitoring and evaluation planning on performance of water supply projects in Kakamega County, Kenya. The study adopted descriptive research design. The target population was the 28 water supply projects within Kakamega County making a total of 189. The study found that there was a significant positive relationship between monitoring and evaluation planning and performance of water supply projects in Kakamega County. The study concluded that monitoring and evaluation planning had an influence on performance of water supply projects in Kakamega County.

### **Monitoring and Evaluation Stakeholder Involvement and Project Performance**

Nisa, Javed and Akthar (2018) researched on the impact of project performance measurement system on project success: a study based on NGO Sector of Pakistan. The study adopted a quantitative approach. The target population was Pakistani NGOs. The study found that M&E practices are positively correlated with project success dimensions, project design is also positively correlated with all project success measures, M&E contributes more in enhancing the project success rate as compared to Project design, in NGO sector of Pakistan. The study concluded that PPMS is positively correlated with project success.

Okafor (2019) conducted a study on the influence of monitoring and evaluation system on the performance of projects. The study adopted a descriptive survey research design and targeted all the 32 employees working on the RANA Project because of the limited number of employees. The study found M&E plan, M&E skills and M&E Information management system has a statistically significant correlation with project performance. The study concluded that monitoring and evaluation indeed has an influence on project performance as a management function.

Nsengiyumva and Ogbe (2022) investigated on the assessment of stakeholder engagement practices and the project performance of prime cement ltd, Musanze District, Rwanda. The research methods that adopted in this study were quantitative and qualitative with descriptive research design. The target population for this study includes employees of Prime Cement Ltd and its stakeholders including employees, contractors, customers, suppliers, government officials. The study found that there is a moderate negative correlation between Stakeholder engagement practices in project identification and project performance, a strong positive correlation between Stakeholder engagement practices in project planning and project performance and a strong positive correlation between Stakeholder engagement practices in project implementation and project performance. The study concluded that stakeholder engagement practices played a great role on the project performance at Prime Cement Ltd.

Jamaal (2018) researched on the effects of participatory monitoring and evaluation on project performance at Kenya marine and fisheries research institute, Mombasa, Kenya. The study employed a descriptive research design carried out as a case study. The population of the study was 144 employees of Kenya Marine and Fisheries Research Institute. The study found that participatory monitoring and evaluation process engages stakeholders in joint planning and assessing progress leads to successful completion of projects, financial capital is often linked to the viability of projects, participatory M&E brings financial mobilization practices by the communities leading to success of the projects and total quality management projects requires rigorous pre-planning which leads to success in project performances and influence change in its



daily practice. The study concluded that lack of proper training on PM&E and inappropriate tools inhibit participatory monitoring and evaluation and lack of adequate financial resources was noted to affect the performance as well as quality of monitoring and evaluation.

Omunga and Gitau (2019) conducted a study on the influence of monitoring and evaluation on performance of building construction projects in Nairobi City County, Kenya. Descriptive survey design was used and based on a survey of the construction building projects in Nairobi County. The target population was 5,948 building construction firms in Nairobi County which were licensed by NCA. The study found that human resource of M & E Team, M & E planning and stakeholder participation in M & E has a positive and significant influence on performance of building projects. The study concluded that use of M & E results has a positive and significant influence on performance of building projects hence an increase in the use of M & E results leads to an increase in performance of building projects

### **RESEARCH METHODOLOGY**

The current study adopted a descriptive research design to obtain information for the study on the role of project planning on implementation of urban housing infrastructure projects. This study was conducted in the Metropolitan counties (Nairobi County, Kajiado County, Machakos County and Kiambu County). In the counties, there is approximately 30,000 housing units in over 1,000 projects. The study focused on engineers, supervisors, contractors implementing the housing projects and local authorities. The total target population was therefore 1309 respondents. The Yamane formula was adopted to calculate the study sample size. Therefore, the study sample size was 307 respondents. The study used simple random sampling in selecting the sample from study population. This research used a questionnaire to collect primary data. The pilot study was carried out on 30 respondents who are sufficient based on Glesne (2015) who stated that 10% of the population is adequate to constitute the pilot test size. This study gathered both quantitative and qualitative data. Qualitative data analysed by use of content analysis. Quantitative data was coded then analysed using Statistical Package for Social Sciences (SPSS) computer software version 28. Descriptive statistics were used to analyse the data in frequency distributions and percentages which were presented in tables and figures. The study also adopted multiple regression analysis to test the relationships between the variables.

### **RESEARCH FINDINGS AND DISCUSSIONS**

The researcher distributed 307 questionnaires to the respondents during data collection process and 295 were fully filled and returned to the researcher thus making a response rate of 96.1%. Kothari (2019) argues that a response rate which is more than 50% is considered adequate while excellent response rate is usually above 70%. This implies that the response rate in this research is good for making conclusions as well as recommendations.

#### **Descriptive statistics**

##### **M&E Planning and Performance of Affordable Housing Projects**

The first specific objective of the study was to assess the influence of monitoring and evaluation planning on the performance of affordable housing projects in metropolitan counties in Kenya. The participants were requested to indicate their level of agreement on various statements related to monitoring and evaluation planning and the performance of affordable housing projects in metropolitan counties in Kenya. A five point Likert scale was used Whereby 1 represent strongly disagree, 2 is disagree, 3 is neutral, 4 is agree and 5 is strongly agree. The results were as shown Table 1.

From the results, the respondents agreed that monitoring and evaluation plans are essential for accountable affordable housing projects. This is shown by a mean of 3.915 (std. dv = 0.776). As shown by a mean of 3.908 (std. dv = 0.836), the respondents agreed that stakeholder engagement shapes effective monitoring and evaluation plans. Further, with a mean of 3.870 (std. dv = 0.972), the respondents agreed that resource allocation is crucial for monitoring and evaluating affordable housing projects.

The participants agreed that performance indicators drive progress in affordable housing initiatives. This is shown by a mean of 3.812 (std. dv = 1.005). As shown in the results, the respondents agreed that findings from monitoring improve decision-making in affordable housing. This is shown by a mean of 3.802 (std. dv = 0.608). As shown by a mean of 3.786 (std. dv = 0.897), the respondents agreed that feedback mechanisms ensure community involvement in affordable housing. The respondents agreed that flexibility is key in adapting monitoring strategies for affordable housing.. This is shown by a mean of 3.756 (std. dv = 0.872).

**Table 1: M&E Planning and Performance of Affordable Housing Projects**

	<b>Mean</b>	<b>Std. Deviation</b>
Monitoring and evaluation plans are essential for accountable affordable housing projects.	3.915	0.776
Stakeholder engagement shapes effective monitoring and evaluation plans.	3.908	0.836
Resource allocation is crucial for monitoring and evaluating affordable housing projects.	3.870	0.972
Performance indicators drive progress in affordable housing initiatives.	3.812	1.005
Findings from monitoring improve decision-making in affordable housing.	3.802	0.608
Feedback mechanisms ensure community involvement in affordable housing.	3.786	0.897
Flexibility is key in adapting monitoring strategies for affordable housing.	3.756	0.872
<b>Aggregate</b>	<b>3.804</b>	<b>0.819</b>

**M&E Stakeholder Involvement and Performance of Affordable Housing Projects**

The second specific objective of the study was to assess the influence of monitoring and evaluation stakeholder involvement on the performance of affordable housing projects in metropolitan counties in Kenya. The participants were requested to indicate their level of agreement on various statements related to monitoring and evaluation stakeholder involvement and the performance of affordable housing projects in metropolitan counties in Kenya. A five point Likert scale was used Whereby 1 represent strongly disagree, 2 is disagree, 3 is neutral, 4 is agree and 5 is strongly agree. The results were as shown Table 2.

From the results, the respondents agreed that stakeholder involvement enhances the effectiveness of monitoring and evaluation in affordable housing projects. This is shown by a mean of 3.955 (std. dv = 0.172). As shown by a mean of 3.855 (std. dv = 0.839), the respondents agreed that active engagement of stakeholders ensures comprehensive monitoring and evaluation of affordable housing initiatives. Further, with a mean of 3.842 (std. dv = 0.898), the respondents agreed that collaborative efforts with stakeholders lead to more accurate performance assessments in affordable housing projects. The participants agreed that inclusive stakeholder participation

fosters transparency and accountability in monitoring and evaluation processes for affordable housing. This is shown by a mean of 3.815 (std. dv = 0.112).

As shown in the results, the respondents agreed that meaningful stakeholder involvement strengthens community ownership and support for affordable housing projects. This is shown by a mean of 3.758 (std. dv = 0.969). As shown by a mean of 3.723 (std. dv = 0.732), the respondents agreed that engaging stakeholders improves the relevance and reliability of monitoring and evaluation data for affordable housing initiatives. From the results, the respondents agreed that effective communication with stakeholders facilitates timely feedback and adjustments to improve the performance of affordable housing projects. This is shown by a mean of 3.687 (std. dv = 0.786).

**Table 2: M&E Stakeholder Involvement and Performance of Affordable Housing Projects**

	Mean	Std. Deviation
Stakeholder involvement enhances the effectiveness of monitoring and evaluation in affordable housing projects.	3.955	0.172
Active engagement of stakeholders ensures comprehensive monitoring and evaluation of affordable housing initiatives.	3.855	0.839
Collaborative efforts with stakeholders lead to more accurate performance assessments in affordable housing projects.	3.842	0.898
Inclusive stakeholder participation fosters transparency and accountability in monitoring and evaluation processes for affordable housing.	3.815	0.112
Meaningful stakeholder involvement strengthens community ownership and support for affordable housing projects.	3.758	0.969
Engaging stakeholders improves the relevance and reliability of monitoring and evaluation data for affordable housing initiatives.	3.723	0.732
Effective communication with stakeholders facilitates timely feedback and adjustments to improve the performance of affordable housing projects.	3.687	0.786
<b>Aggregate</b>	<b>3.795</b>	<b>0.598</b>

**Performance of Affordable Housing Projects**

The participants were requested to indicate their level of agreement on various statements related to performance of affordable housing projects in metropolitan counties in Kenya. A five point Likert scale was used Whereby 1 represent strongly disagree, 2 is disagree, 3 is neutral, 4 is agree and 5 is strongly agree. The results were as shown Table 3.

From the results, the respondents agreed that the performance of affordable housing projects directly impacts the well-being and stability of communities. This is shown by a mean of 3.917 (std. dv = 0.896). As shown by a mean of 3.902 (std. dv = 0.896), the respondents agreed that effective performance in affordable housing projects is measured by factors such as affordability, quality, and accessibility. Further, with a mean of 3.864 (std. dv = 0.915), the respondents agreed that timely completion and adherence to budgetary constraints are critical indicators of performance in affordable housing projects.

The participants agreed that the success of affordable housing projects is reflected in the level of resident satisfaction and the improvement of living conditions. This is shown by a mean of 3.842 (std. dv = 0.785). As shown in the results, the respondents agreed that sustainable development outcomes, including environmental impact and social cohesion, are essential aspects of performance in affordable housing projects. This is shown by a mean of 3.711 (std. dv = 0.985). The respondents further agreed that the ability to meet housing demand and address housing

inequalities is a key measure of performance in affordable housing initiatives. This is shown by a mean of 3.698 (std. dv = 0.871).

**Table 3: Performance of Affordable Housing Projects**

	Mean	Std. Deviation
The performance of affordable housing projects directly impacts the well-being and stability of communities.	3.917	0.896
Effective performance in affordable housing projects is measured by factors such as affordability, quality, and accessibility.	3.902	0.896
Timely completion and adherence to budgetary constraints are critical indicators of performance in affordable housing projects.	3.864	0.915
The success of affordable housing projects is reflected in the level of resident satisfaction and the improvement of living conditions.	3.842	0.785
Sustainable development outcomes, including environmental impact and social cohesion, are essential aspects of performance in affordable housing projects.	3.711	0.985
The ability to meet housing demand and address housing inequalities is a key measure of performance in affordable housing initiatives.	3.698	0.871
<b>Aggregate</b>	<b>3.845</b>	<b>0.905</b>

### Correlation Analysis

This research adopted Pearson correlation analysis to determine how the dependent variable (performance of affordable housing projects in metropolitan counties in Kenya) relates with the independent variables (monitoring and evaluation planning, monitoring and evaluation stakeholder involvement, monitoring and evaluation budgeting and monitoring and evaluation technical capacity). The findings were as depicted in Table 4.

From the results, there was a very strong relationship between monitoring and evaluation planning and performance of affordable housing projects in metropolitan counties in Kenya ( $r = 0.828$ ,  $p$  value = 0.001). The relationship was significant since the  $p$  value 0.001 was less than 0.05 (significant level). The findings are in line with the findings of Muhoya (2016) who indicated that there is a very strong relationship between monitoring and evaluation planning and project performance.

Moreover, there was a very strong relationship between monitoring and evaluation stakeholder involvement and performance of affordable housing projects in metropolitan counties in Kenya ( $r = 0.838$ ,  $p$  value = 0.001). The relationship was significant since the  $p$  value 0.001 was less than 0.05 (significant level). The findings are in line with the findings of Koech, Boit and Maru (2015) who indicated that there is a very strong relationship between monitoring and evaluation stakeholder involvement and project performance.

**Table 4: Correlation Coefficients**

		<b>Project Performance</b>	<b>M&amp;E Planning</b>	<b>M&amp;E Stakeholder Involvement</b>
<b>Project Performance</b>	Pearson Correlation	1		
	Sig. (2-tailed)			
	N	295		
<b>M&amp;E Planning</b>	Pearson Correlation	.828**	1	
	Sig. (2-tailed)	.001		
	N	295	295	
<b>M&amp;E Stakeholder Involvement</b>	Pearson Correlation	.838**	.297	1
	Sig. (2-tailed)	.001	.060	
	N	295	295	295

**Regression Analysis**

The model summary was used to explain the variation in the dependent variable that could be explained by the independent variables. The r-squared for the relationship between the independent variables and the dependent variable was 0.851. This implied that 85.1% of the variation in the dependent variable (performance of affordable housing projects in metropolitan counties in Kenya) could be explained by independent variables (monitoring and evaluation planning, monitoring and evaluation stakeholder involvement)

**Table 4: Model Summary**

<b>Model</b>	<b>R</b>	<b>R Square</b>	<b>Adjusted R Square</b>	<b>Std. Error of the Estimate</b>
1	.923 <sup>a</sup>	.851	.853	.10482

a. Predictors: (Constant), monitoring and evaluation planning, monitoring and evaluation stakeholder involvement,

The ANOVA was used to determine whether the model was a good fit for the data. F calculated was 231.3 while the F critical was 2.403. The p value was 0.002. Since the F-calculated was greater than the F-critical and the p value 0.002 was less than 0.05, the model was considered as a good fit for the data. Therefore, the model can be used to predict the influence of monitoring and evaluation planning, and monitoring and evaluation stakeholder involvement, on performance of affordable housing projects in metropolitan counties in Kenya.

**Table 5: Analysis of Variance**

<b>Model</b>	<b>Sum of Squares</b>	<b>df</b>	<b>Mean Square</b>	<b>F</b>	<b>Sig.</b>
1 Regression	12.028	4	3.007	231.3	.002 <sup>b</sup>
Residual	3.668	290	.013		
Total	115.695	294			

a. Dependent Variable: performance of affordable housing projects

b. Predictors: (Constant), monitoring and evaluation planning, monitoring and evaluation stakeholder involvement,

The regression model was as follows:

$$Y = 0.342 + 0.397X_1 + 0.387X_2$$

According to the results, monitoring and evaluation planning has a significant effect on performance of affordable housing projects in metropolitan counties in Kenya ( $\beta_1=0.397$ , p value=0.003). The relationship was considered significant since the p value 0.003 was less than the significant level of 0.05. The findings are in line with the findings of Muhoya (2016) who indicated

that there is a very strong relationship between monitoring and evaluation planning and project performance

The results also revealed that monitoring and evaluation stakeholder involvement has a significant effect on performance of affordable housing projects in metropolitan counties in Kenya ( $\beta_1=0.387$ ,  $p$  value= 0.002). The relationship was considered significant since the  $p$  value 0.002 was less than the significant level of 0.05. The findings are in line with the findings of Koech, Boit and Maru (2015) who indicated that there is a very strong relationship between monitoring and evaluation stakeholder involvement and project performance

**Table 6: Regression Coefficients**

	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		
(Constant)	0.342	0.089		3.843	0.002
Monitoring And Evaluation Planning	0.397	0.097	0.398	4.093	0.003
Monitoring And Evaluation Stakeholder Involvement	0.387	0.097	0.389	3.990	0.002

**Conclusions of the Study**

The study concludes that monitoring and evaluation planning has a positive and significant influence on performance of affordable housing projects in metropolitan counties in Kenya. Findings revealed that roles and Responsibilities, schedule of activities and resource planning influence performance of affordable housing projects in metropolitan counties in Kenya.

In addition, the study concludes that monitoring and evaluation stakeholder involvement has a positive and significant influence on performance of affordable housing projects in metropolitan counties in Kenya. Findings revealed that joint Decision Making, information Sharing and project Governance influence performance of affordable housing projects in metropolitan counties in Kenya.

**Recommendations of the Study**

The study recommends robust monitoring and evaluation frameworks within the planning phase of affordable housing projects in metropolitan counties in Kenya. This entails allocating adequate resources, both financial and human, to establish comprehensive monitoring and evaluation systems that track various project aspects such as progress, quality of construction, adherence to timelines, budget utilization, and stakeholder satisfaction

In addition, the study recommends actively engage all relevant stakeholders throughout the monitoring and evaluation processes of affordable housing projects in metropolitan counties in Kenya. This involvement should begin from the initial planning stages and continue throughout the project lifecycle. Encouraging meaningful participation from stakeholders such as local communities, government agencies, non-governmental organizations, and private sector partners can foster transparency, accountability, and collaboration, leading to improved project performance.

## Areas for Further Studies

The study found that 85.1% of the performance of affordable housing projects in metropolitan counties in Kenya could be explained by monitoring and evaluation planning, and monitoring and evaluation stakeholder involvement. As such, further studies should be conducted on other factors (14.9%) affecting performance of affordable housing projects in metropolitan counties in Kenya

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