International Journal of Policy Design and Administrative Studies (IJPDAS)

EFFECT OF PARTICIPATORY APPROACHES ON THE IMPLEMENTATION OF THE 2024 AFFORDABLE HOUSING LEVY POLICY IN NAIROBI CITY COUNTY, KENYA

Faith Ketter and **Dr. Thenya Muchiri, Ph.D**

International Journal of Policy Design and Administrative Studies
ISSN: 2806-3600
Vol.3, Issue No. 1, 2026

EFFECT OF PARTICIPATORY APPROACHES ON THE IMPLEMENTATION OF THE 2024 AFFORDABLE HOUSING LEVY POLICY IN NAIROBI CITY COUNTY, KENYA

Faith Ketter
Corresponding author, Postgraduate Student, Kenyatta University
Dr. Thenya Muchiri, Ph.D
Department of Public Policy and Administration, Kenyatta University

Article History:
Published on: 04/11/2026
DOI:
https://doi.org/10.68715/ijpdas.v3.i2.a162

***How to Cite*:** Ketter, F., & Muchiri, T. (2026). Effect of Participatory Approaches On the Implementation of The 2024 Affordable Housing Levy Policy in Nairobi City County, Kenya. *International Journal of Policy Design and Administrative Studies, 3*(2), 1–18.
https://doi.org/10.68715/ijpdas.v3.i2.a162

Abstract:
Purpose of Study: This study examined the effect of participatory approaches on the implementation of the 2024 Affordable Housing Levy Policy in Nairobi City County, Kenya. Specifically, it assessed how public participation forums, accessible consultation meetings, digital engagement platforms, timely communication, and opportunities for submitting public views influence effective policy implementation and stakeholder involvement.
Methodology: The study adopted a descriptive research design using mixed methods. From 686 eligible employees, 253 respondents were sampled through stratified and simple random sampling, alongside approximately ten purposively selected key informants. Data were collected using questionnaires, interviews, and document reviews, then analyzed through descriptive statistics, correlation, regression, and thematic analysis.
Findings: The findings revealed that participatory approaches moderately influenced policy implementation, recording an aggregate mean of 3.29 (SD=1.319), while implementation averaged 3.09 (SD = 1.351). Public participation forums received the highest rating (M = 3.59), whereas adequate time for submitting views received the lowest (M = 3.03). Participatory approaches demonstrated a positive, statistically significant relationship with policy implementation ($r = 0.572$, $p < 0.01$). Regression analysis confirmed a significant positive effect ($\beta = 0.241$, $p < 0.001$). However, delayed communication, inaccessible meetings, limited consultation periods, and inadequate feedback constrained meaningful public engagement and effective policy implementation.
Conclusion: The study concludes that participatory approaches significantly enhance implementation of the Affordable Housing Levy Policy. Strengthening inclusive consultations, timely communication, accessible participation platforms, and stakeholder feedback is essential. Policymakers should institutionalise meaningful public engagement, improve transparency, and ensure citizens' contributions inform decisions to strengthen policy acceptance, accountability, and implementation outcomes.

Keywords: *Participatory approaches, policy implementation, Affordable Housing Levy, Nairobi City County*

©2026 By The Authors. This Article is an open-access article distributed under the terms and conditions of the Creative Commons Attribution (CC BY) license (**https://creativecommons.org/licenses/by-nc-sa/4.0/**)

1.0 INTRODUCTION

1.1 Background of the Study

Adequate housing is a basic need, yet supply in Kenya falls far short of demand. The country requires about 250,000 housing units each year, but only about 50,000 are produced, leaving a deficit of more than two million homes, and 57.2% of urban residents live in slums (Habitat for Humanity International, 2026). In response, the government introduced the Affordable Housing Programme and financed it through a levy on income. The levy was first introduced through the Finance Act, 2023, which did not provide a legal framework for imposing and administering it. Parliament therefore enacted the Affordable Housing Act, 2024, which set the levy at 1.5% of gross salary, matched by an equal contribution from the employer, and named the Kenya Revenue Authority as collector (Bowmans, 2024).

A levy that salaried workers must pay depends on public acceptance. Participatory approaches, such as public forums, open meetings, digital platforms and timely information, give citizens an opportunity to understand a policy, question it and influence how it is carried out. When these opportunities are weak, citizens may regard the policy as imposed, and trust and cooperation may decline. Kenyan evidence supports this concern. In a study of 270 respondents, only 30% supported the housing levy and 70% did not trust how the money was spent (Wanakuta, 2025). Understanding how participatory approaches affect implementation is therefore important in Nairobi City County, where housing projects and estate renewal directly affect many residents.

1.1.1 Global Perspective

Governments in many countries involve citizens in housing policy, although results differ. In the Netherlands, participation in housing development has become more formal, yet actual citizens appear to be served less well, and participation can encourage acceptance where the distribution of scarce housing creates conflict (Levelt & Tan, 2023). In Amsterdam, a co-creation project brought young adults into the design of housing policy initiatives, and its authors examined both the benefits and the limits of this practice (Hoekstra & Gentili, 2023). In India, a study of the Basic Services for the Urban Poor programme and community-led housing initiatives found that community participation in housing delivery can bring social and environmental advantages when the state offers appropriate support (Oates et al., 2024). The authors argue that community-led housing should become a recognised part of formal housing policy. These examples show that participation has value in housing policy, but its effect depends on how it is organised and whether citizens have real influence over decisions. This lesson is directly relevant to the Kenyan levy policy.

1.1.2 Regional Perspective

Housing programmes elsewhere in Africa face similar tensions between delivery targets and citizen involvement. In Ghana, interviews with ten officials involved in affordable public

housing policy examined the barriers to implementation, with politicisation and governance among the central concerns (Afrane et al., 2023). In South Africa, the state-led model of housing delivery has been described as ineffective unless it includes the participation of beneficiaries. Maila et al. (2024) therefore propose a co-production model in which the state acts as a facilitator and delivery is driven by demand. Both countries show that housing policy is difficult to implement when decisions are shaped by political interests or when beneficiaries are left out. They also show why Kenya should test whether participation improves implementation of its own levy policy, rather than assuming that it does.

1.1.3 Local Perspective of Participation in Kenya's Affordable Housing Policy

In Kenya, the Affordable Housing Act, 2024 was passed after the earlier levy was found to lack a legal framework. The Act established the Affordable Housing Fund, which is managed through the Affordable Housing Board (Bowmans, 2024). The High Court later dismissed six petitions against the Act and found that adequate public participation took place before its enactment (Nation, 2024). Public acceptance nevertheless remains low in survey evidence. Only 30% of respondents supported the levy, and lack of communication, perceived exclusion and cost burden were reported as major hindrances to participation (Wanakuta, 2025). Implementation has also been slow. National Treasury budget documents reported by The Standard show that 2,185 affordable housing units had been completed, while 62,123 were under construction at an average completion rate of 32%. The same documents attribute lower absorption of levy funds in 2023/24 to court cases and the late enactment of the Act (Kajilwa, 2026). These facts show that participation and delivery are closely linked in Kenya, which justifies a statistical test of the relationship.

1.1.4 The 2024 Affordable Housing Levy Policy in Nairobi City County, Kenya

Under the Affordable Housing Act, 2024, employees contribute 1.5% of their gross salary and employers match the amount, and the proceeds are paid into the Affordable Housing Fund (Bowmans, 2024). In Nairobi City County, housing delivery combines national projects with the county's renewal of old estates, and public participation on these projects has been contested. In November 2023, the Nairobi City County Assembly sought a statement on alleged inadequate public participation in Jericho, including a complaint that notice to residents was too short (Nairobi City County Assembly, 2023). In 2025, senators asked the county government to pause the regeneration project until stakeholders were involved, after Jericho residents said they had not been adequately engaged, while the governor stated that public participation had been conducted in all areas. A recent study in the county also identified inadequate community participation among the main challenges to affordable housing provision (Abdalla, 2025). These disputes show that the way participation is organised can influence whether residents accept and cooperate with housing projects.

1.1.5 Policy Implementation

Policy implementation is the stage at which a policy decision is turned into action through planning, resourcing, coordination and delivery. It depends on clear objectives, adequate resources, cooperation among institutions and the support of those affected. In this study, implementation was measured through respondents' ratings of progress against planned activities and housing targets, institutional coordination, responsiveness to stakeholder concerns and achievement of the policy's objective.

1.1.6 Participatory Approaches and their Measurement

Participatory approaches are the organised ways in which citizens are informed, consulted and given an opportunity to influence a policy. In this study, they were measured through public forums, accessibility of meetings, digital platforms, timeliness of information and adequacy of time to submit views, rated on a five-point scale. These indicators reflect the levels of participation described in the Ladder of Citizen Participation, which range from tokenism to citizen power (White & Langenheim, 2021).

1.2 Statement of the Problem

Participatory approaches are meant to give citizens a real say in policy and to improve how policy is carried out. The 2024 Affordable Housing Levy Policy affects every salaried worker in Nairobi City County, and its success depends on public understanding and cooperation. Public confidence nevertheless remains weak. A national study found that only 30% of respondents supported the levy and 70% did not trust how its proceeds were spent (Wanakuta, 2025). In Nairobi, residents and leaders have questioned whether public participation on housing projects was adequate (Nairobi City County Assembly, 2023), and delivery has lagged behind plans (Kajilwa, 2026).

Kenyan studies show that public participation can influence the implementation of projects (Katumo & Odenyo, 2024; Nthiga & Moi, 2021), but they examined county development projects in Makueni, not the levy-funded national housing policy. Studies on affordable housing focus mainly on acceptance and reform of the policy (Wanakuta, 2025) rather than on measuring how participatory approaches affect its implementation in Nairobi City County. Without this evidence, policy makers cannot tell whether weak implementation is partly a result of weak participation. This study therefore examined the effect of participatory approaches on the implementation of the 2024 Affordable Housing Levy Policy in Nairobi City County.

1.3 Purpose of the Study

The purpose of the study was to determine the effect of participatory approaches on the implementation of the 2024 Affordable Housing Levy Policy in Nairobi City County, Kenya.

1.4 Research Hypothesis

H01: Participatory approaches do not significantly influence the implementation of the 2024 Affordable Housing Levy Policy in Nairobi City County, Kenya.

2.0 LITERATURE REVIEW

2.1 Theoretical Review

2.1.1 Communicative Action Theory

Communicative Action Theory, developed by Jürgen Habermas, explains how decisions gain legitimacy through open dialogue aimed at mutual understanding rather than through authority or coercion. Applied to policy, it asks whether citizens' voices are included or marginalised in decisions that affect them (Bonell & Melendez-Torres, 2023). Meaningful participation therefore requires communication that is open, inclusive and free from pressure, so that participants can state their views, challenge proposals and contribute without fear.

The theory has two assumptions that suit this study. First, legitimacy grows when affected stakeholders take part in the discussion of decisions. In the case of the housing levy, citizens, employees and public officials have different interests, and groups that are not consulted may regard the policy as unfair, which can weaken trust and cooperation. Second, communication happens within social and institutional conditions. Differences in language, education, income, access to information and power can limit who participates effectively. In Nairobi City County, this makes it necessary to examine whether meetings were accessible, whether digital platforms reached residents, whether information arrived early and whether people had enough time to respond.

The theory says less about how power is shared between decision makers and participants, or how to tell genuine participation from symbolic consultation. Arnstein's Ladder of Citizen Participation addresses this gap by ranking participation from non-participation and tokenism up to citizen power, according to the influence citizens hold over decisions (White & Langenheim, 2021). The two perspectives work together. Communicative Action Theory explains the quality of dialogue, and the Ladder explains whether dialogue leads to influence. Together they justify testing whether stronger participatory approaches are associated with better implementation of the 2024 Affordable Housing Levy Policy.

2.2 Empirical Review

This review identifies findings, gaps and differences relative to the present study by examining recent literature on participation and on the implementation of housing and public projects.

2.2.1 Participatory Approaches and Policy Implementation

Wanakuta (2025) studied how Kenya's affordable housing policy could be reformed to win public acceptance and participation. Using a mixed-methods design with 270 respondents from three stakeholder groups, the study reported low participation, low trust and low perceived affordability, especially among intended beneficiaries. Poor communication, perceived exclusion and cost burden were the main hindrances, and the author called for a shift from a top-down project to a trust-based, participatory partnership. The study did not test statistically how participatory approaches affect implementation in Nairobi City County, which the present study does.

Abdalla (2025) examined housing policy implementation and affordable housing provision in Nairobi City County, using a sample of 138 participants drawn from a target group of 3,400. The study identified inadequate community participation among the main challenges and concluded that greater community participation could improve the efficiency and sustainability of housing delivery. However, it addressed housing policy in general and did not examine the levy policy or specific participatory approaches such as forums, digital platforms and timely notice.

Evidence from public projects in other counties shows that the effect of participation depends on its form. In Makueni County, participation in budget preparation and governance processes had a significant positive influence on project implementation, whereas participation in monitoring and evaluation had a significant negative influence, and participation in project identification had no significant effect (Katumo & Odenyo, 2024). Residents who took part in prioritising Constituency Development Fund projects reported that they were consulted and were satisfied with the projects selected (Nthiga & Moi, 2021). However, citizens' involvement in policy making was low, and financial, physical, human and technological resource constraints limited participation (Nyong'a & Gachanja, 2021). In Bungoma County, public participation had a significant effect on governance and sustainable development, and the authors recommended civic education and timely notice of government forums (Hao et al., 2022).

These studies agree that participation matters, but none tests the effect of participatory approaches on implementation of the 2024 Affordable Housing Levy Policy in Nairobi City County. They also differ on which forms of participation help most. This study addresses both gaps.

2.2.2 Implementation of the 2024 Affordable Housing Levy Policy in Nairobi City County, Kenya

Implementation of the policy involves collecting the levy, allocating money from the Affordable Housing Fund through the Affordable Housing Board, and delivering housing units (Bowmans, 2024). In Nairobi, delivery includes national projects and county estate renewal, where residents have disputed the adequacy of engagement (Nairobi City County Assembly,

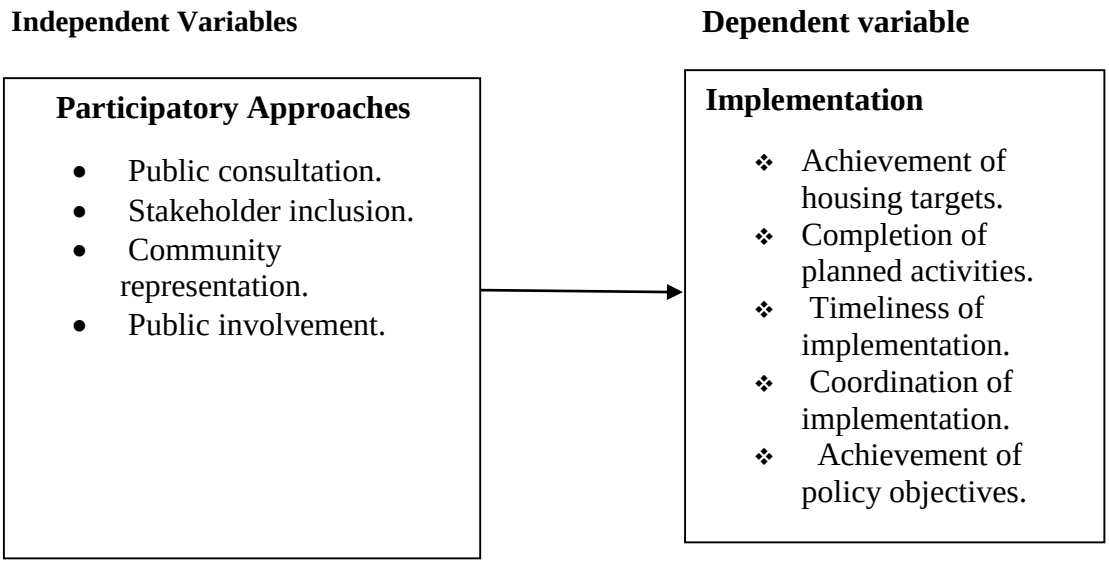
2023). Studies from other African countries link weak implementation of affordable housing to politicisation and governance weaknesses and to delivery models that do not involve beneficiaries (Maila et al., 2024). Implementation in this study was therefore assessed through progress against planned activities and targets, institutional coordination, responsiveness to stakeholder concerns and achievement of the policy's objective.

2.3 Conceptual Framework

A conceptual framework shows the expected relationships among the variables in a study (Mugenda & Mugenda, 2003). In this study, participatory approaches, employee involvement, feedback mechanisms and public awareness are the independent variables, and implementation of the 2024 Affordable Housing Levy Policy is the dependent variable. Participatory approaches are expected to improve implementation by increasing understanding, trust and cooperation among citizens and institutions. Figure 2.1 presents the framework.

Figure 2.1

Conceptual Framework



Note. Source: Researcher (2025)

3.0 RESEARCH METHODOLOGY

The study adopted a descriptive research design using a mixed-methods approach to collect quantitative and qualitative data. The target population comprised 686 eligible employees, from whom 253 questionnaire respondents were selected using stratified and simple random sampling. Additionally, approximately 10 key informants were purposively selected for

interviews. The study examined four independent variables: participatory approaches, employee involvement, feedback mechanisms, and public awareness, while policy implementation constituted the dependent variable. A pilot study involving approximately 25 respondents assessed the clarity and reliability of the research instruments. Content and face validity were established through expert review, while reliability was assessed using Cronbach's alpha coefficient. Data were collected using structured questionnaires, semi-

structured interviews, and relevant document reviews. Quantitative data were analysed using SPSS version 28 through descriptive statistics, Pearson correlation, and multiple linear regression, while qualitative data underwent thematic analysis. Ethical considerations included informed consent, confidentiality, voluntary participation, institutional approvals, and secure data management throughout the research process.

4.0 RESEARCH FINDINGS AND DISCUSSION

4.1 Response Rate

The study targeted 253 respondents for the questionnaire survey. Out of the 253 questionnaires administered, 241 were returned, representing a response rate of 95.3%. The high response rate provided an adequate number of responses for data analysis and reporting. Table 4.1 presents the questionnaire response rate.

Table 4.1
Response Rate

Instrument	Targeted	Returned / Conducted	Usable	Response rate (%)
Questionnaires	253	241	241	95.3
Total	253	241	241	95.3

Note. Source: Field data (2026)

The study achieved a questionnaire response rate of 95.3%, with 241 questionnaires returned out of the 253 administered. The 12 questionnaires that were not returned accounted for 4.7% of the targeted sample. Mugenda and Mugenda (2003) consider a response rate of 50% adequate for analysis and reporting, 60% good, and 70% or above very good. Therefore, the achieved response rate exceeded the commonly cited benchmark for a very good response rate and provided a substantial basis for analysing the study findings.

4.2. Descriptive Analysis

Participatory Approaches and Implementation of the Policy

The first objective was to evaluate the effect of participatory approaches on the implementation of the 2024 Affordable Housing Levy Policy in Nairobi City County. Respondents rated five statements on the use of public forums, accessibility of meetings, digital platforms, timeliness of information and adequacy of time to submit views. Table 4.2 presents the results.

Table 4.2

Descriptive Statistics on Participatory Approaches

Statement	SD (%)	D (%)	N (%)	A (%)	SA (%)	Mean	SD
Public participation forums were used to collect views from the public on the policy.	8.7	14.5	12.0	39.0	25.8	3.59	1.238
Public participation meetings were accessible to residents of Nairobi City County.	12.0	19.1	14.1	34.0	20.8	3.33	1.322
Digital platforms enabled more members of the public to participate in the policy process.	10.8	18.7	15.4	34.4	20.7	3.36	1.290
Information about public participation opportunities was communicated to the public in good time.	15.4	22.0	13.7	30.3	18.6	3.15	1.374
The public was given adequate time to understand the policy and submit views.	17.0	24.1	14.5	27.8	16.6	3.03	1.372
Aggregate score	12.8	19.7	13.9	33.1	20.5	3.29	1.319

Note. SD = strongly disagree; D = disagree; N = neutral; A = agree; SA = strongly agree. The last two columns show the mean and standard deviation. Source: Field data (2026).

Public participation forums were the most positively rated aspect of participatory approaches (M = 3.59, SD = 1.238). Most respondents (64.8%) agreed or strongly agreed that forums were used to collect public views, while 23.2% disagreed or strongly disagreed. This indicates that forums gave residents a platform to express their opinions on the policy. However, collecting opinions does not ensure that they influence decisions, and participation without influence remains consultation rather than citizen power (White & Langenheim, 2021). As one respondent noted (KI001): “The public participation forums gave residents an opportunity to express their concerns about the housing levy, although it was not always clear whether their views were considered when decisions were made.”

Accessibility recorded a mean of 3.33 (SD = 1.322). While 54.8% of respondents agreed or strongly agreed that meetings were accessible, 31.1% disagreed or strongly disagreed, so accessibility remained a concern for a sizeable minority. Transport costs, meeting venues and

work commitments can limit attendance, and resource constraints have been reported as barriers to participation elsewhere in Kenya (Nyong'a & Gachanja, 2021). Perceived exclusion has also been identified as a hindrance to participation in the housing programme (Wanakuta, 2025). Improving the accessibility of venues and providing alternative channels could therefore widen involvement. One respondent explained (KI002): "Some residents were unable to attend the public participation meetings because of their work schedules, transport costs and the distance to the meeting venues."

Digital platforms recorded a mean of 3.36 (*SD* = 1.290). A majority (55.1%) agreed or strongly agreed that online platforms enabled more people to participate, but 29.5% disagreed or strongly disagreed. Online channels can simplify the submission of views, but their reach depends on internet access, devices and digital skills, and technological constraints have been documented as a barrier to participation in Kenya (Nyong'a & Gachanja, 2021). Combining digital engagement with physical meetings would therefore be more inclusive. One respondent observed (KI003): "Online platforms made it easier for some residents to share their opinions, but people without reliable internet access or the necessary digital skills could be left out."

The timeliness of communication recorded a mean of 3.15 (*SD* = 1.374). Fewer than half of respondents (48.9%) agreed or strongly agreed that information reached the public in good time, while 37.4% disagreed or strongly disagreed. Timely notice allows citizens to study the issues and prepare informed contributions, and it has been recommended for government forums in Kenya (Hao et al., 2022). Complaints about short notice have also been raised in Nairobi, for example in Jericho (Nairobi City County Assembly, 2023). A respondent stated (KI004): "Information about some participation meetings reached residents late, making it difficult for them to organise themselves and prepare their views before the meetings."

Adequacy of time to understand the policy and submit views recorded the lowest mean (3.03, *SD* = 1.372). Only 44.4% agreed or strongly agreed that enough time was given, compared with 41.1% who disagreed or strongly disagreed. The levy affects household incomes, so residents need time to understand its provisions and prepare recommendations. Poor communication has been identified as a major hindrance to participation in the housing programme (Wanakuta, 2025). One respondent said (KI005): "The public needed more time to understand the housing levy and its implications before being expected to submit informed opinions and recommendations." Th participatory approaches recorded an aggregate mean of 3.29 (*SD* = 1.319), which indicates a moderate assessment. Respondents recognised forums and digital platforms but were concerned about accessibility, timely communication and time for submissions. These results suggest that effective participation requires more than holding meetings. It also requires accessible channels, early information and visible follow-up on citizens' views, because institutional participation does not by itself ensure that citizens are served (Levelt & Tan, 2023). A respondent summarised (KI006): "Public participation would be more effective if residents were informed early, given enough time to share their views and told how their recommendations were considered during policy implementation."

Implementation of the Affordable Housing Levy Policy

The dependent variable was the implementation of the policy, measured by respondents' ratings of progress against planned activities and housing targets, coordination, responsiveness and achievement of policy objectives. Table 4.3 presents the results.

Table 4.3

Descriptive Statistics on Implementation of the Policy

Statement	SD (%)	D (%)	N (%)	A (%)	SA (%)	Mean	SD
Planned activities under the Affordable Housing Levy Policy have been carried out as scheduled.	13.5	21.1	14.3	32.3	18.8	3.22	1.329
Progress towards the housing delivery targets in Nairobi City County has been satisfactory.	18.0	24.1	14.7	27.1	16.1	2.99	1.365
Institutions responsible for implementation have coordinated their activities effectively.	14.7	21.8	15.0	31.2	17.3	3.14	1.337
Implementing institutions have been responsive to stakeholder concerns about the policy.	17.3	23.3	14.7	28.6	16.1	3.03	1.365
The policy is achieving its intended objective of expanding access to affordable housing.	16.5	22.6	15.0	29.3	16.6	3.07	1.359
Aggregate score.	16.0	22.6	14.7	29.7	17.0	3.09	1.351

Note. SD = strongly disagree; D = disagree; N = neutral; A = agree; SA = strongly agree. The last two columns show the mean and standard deviation. Source: Field data (2026).

Implementation recorded an aggregate mean of 3.09 (*SD* = 1.351), which indicates a moderate level of perceived implementation. Respondents held mixed views on the execution of planned activities, achievement of housing targets, institutional coordination, responsiveness to stakeholders and expansion of access to affordable housing. This pattern is consistent with the low public trust and limited stakeholder inclusion reported in the national study of the housing programme (Wanakuta, 2025).

The statement that planned activities had been carried out as scheduled recorded the highest mean (3.22, *SD* = 1.329), with 51.1% agreeing or strongly agreeing and 34.6% disagreeing or strongly disagreeing. This shows that respondents saw some activities progressing, but a perception of activity is not evidence of completion. National Treasury budget documents report 2,185 completed affordable housing units and 62,123 under construction at an average completion rate of 32% (The National Treasury, 2025). The difference between units under construction and units completed shows why implementation should be judged by delivered outcomes as well as activity.

Progress towards housing delivery targets recorded the lowest mean (2.99, *SD* = 1.365). Respondents were evenly divided, as 43.2% agreed or strongly agreed and 42.1% disagreed or strongly disagreed. The Treasury documents attribute the lower absorption of levy funds in 2023/24 to court cases and the late enactment of the Act, which suggests that delays were partly legal and administrative (The National Treasury, 2025). Because these results are perceptions, they should be read with verified figures on completed units, units under construction and project timelines.

Institutional coordination recorded a mean of 3.14 (*SD* = 1.337), with 48.5% agreeing or strongly agreeing and 36.5% disagreeing or strongly disagreeing. Responsiveness to stakeholder concerns recorded a lower mean of 3.03 (*SD* = 1.365), with 44.7% agreeing or strongly agreeing and 40.6% disagreeing or strongly disagreeing. The lower rating for responsiveness links implementation to participation. Where citizens feel unheard, trust in the delivering institutions falls. Evidence from other African countries shows that politicisation and governance weaknesses and delivery models that exclude beneficiaries (Maila et al., 2024) weaken housing implementation.

The statement that the policy was achieving its objective of expanding access to affordable housing recorded a mean of 3.07 (*SD* = 1.359), with 45.9% agreeing or strongly agreeing and 39.1% disagreeing or strongly disagreeing. Respondents were therefore not uniformly convinced that the objective was being met. Evidence from Makueni County indicates that participation in budget and governance processes improves project implementation (Katumo & Odenyo, 2024). Applied to this policy, timely responses to public concerns and clear coordination among institutions could strengthen trust and support delivery.

4.3 Inferential Statistics

The Pearson correlation coefficient (*r*) ranges from -1 to +1. A positive value shows that two variables increase together, and a negative value shows that one rises as the other falls. The closer the absolute value is to 1, the stronger the relationship. Significance values were used to test whether the relationships were statistically significant. Table 4.4 presents the correlation results.

Table 4.4
Pearson Correlation Matrix

	Participatory approaches	**Policy implementation**
Participatory approaches	1	0.572**
Policy implementation	0.572**	1

Note. Correlation is significant at the 0.01 level (2-tailed). Source: Field data (2026).

The findings in Table 4.4 revealed a positive and statistically significant relationship between participatory approaches and the implementation of the 2024 Affordable Housing Levy Policy in Nairobi City County ($r = 0.572$, $p < 0.01$). This indicated that increased stakeholder

participation through public forums, consultative meetings, and written submissions was associated with improved policy implementation. The findings demonstrated that participatory approaches were important in strengthening stakeholder engagement and policy implementation.

Model Summary

Table 4.5 shows how much of the variation in policy implementation the regression model explains.

Table 4.5
Model Summary

R	R^2	Adjusted R^2	Std. error of the estimate	Durbin-Watson
0.781	0.610	0.594	0.612	1.946

Note. Predictors: (Constant), participatory approaches, employee involvement, feedback mechanisms, public awareness. Dependent variable: policy implementation. Source: Field data (2026).

The findings in Table 4.5 indicated a strong positive relationship between participatory approaches, employee involvement, feedback mechanisms, public awareness, and the implementation of the 2024 Affordable Housing Levy Policy in Nairobi City County ($R = 0.781$). The coefficient of determination ($R^2 = 0.610$) showed that the four independent variables jointly explained 61.0% of the variation in policy implementation, while the adjusted R^2 of 0.594 confirmed the explanatory strength of the model. The remaining 39.0% was attributed to other factors outside the study. The Durbin-Watson value of 1.946 indicated no serious autocorrelation problem in the regression residuals.

ANOVA of the Regression Model

Table 4.6 tests whether the regression model predicts policy implementation significantly.

Table 4.6
Analysis of Variance (ANOVA)

Source	Sum of squares	df	Mean square	F	Sig.
Regression	75.274	4	18.819	73.89	< .001
Residual	48.113	189	0.255		
Total	123.387	193			

Note. Dependent variable: policy implementation. Predictors: (Constant), participatory approaches, employee involvement, feedback mechanisms, public awareness. Source: Field data (2026).

The findings in Table 4.6 established that the overall regression model was statistically significant ($F = 73.89$, $p < 0.001$). This demonstrated that participatory approaches, employee involvement, feedback mechanisms, and public awareness jointly had significant predictive

power in explaining the implementation of the 2024 Affordable Housing Levy Policy in Nairobi City County. Therefore, the four variables collectively provided a statistically significant explanation of variations in policy implementation.

Regression Coefficients

Table 4.7 presents the coefficient for participatory approaches, the focus of this study.

Table 4.7

Regression Coefficients

Predictor	B	Std. error	Beta	t	Sig.
(Constant)	0.412	0.214		1.925	.056
Participatory approaches	0.218	0.058	0.241	3.759	< .001

Note. Dependent variable: policy implementation. Source: Field data (2026).

The findings in Table 4.7 revealed that participatory approaches had a positive and statistically significant effect on the implementation of the 2024 Affordable Housing Levy Policy in Nairobi City County (β = 0.241, t = 3.759, p less than 0.001). The unstandardised coefficient (B = 0.218) indicated that a unit increase in participatory approaches was associated with a 0.218-unit increase in policy implementation, holding other variables constant. This suggested that accessible public forums, stakeholder consultations, consultative meetings, and opportunities for written submissions strengthened stakeholder engagement and supported policy implementation. Since the significance value was below 0.05, the null hypothesis was rejected. The findings therefore established that participatory approaches significantly influenced the implementation of the 2024 Affordable Housing Levy Policy in Nairobi City County.

5.0 SUMMARY OF THE STUDY

The study examined the effect of participatory approaches on the implementation of the 2024 Affordable Housing Levy Policy in Nairobi City County. A total of 241 of 253 questionnaires were returned (95.3%). Participatory approaches recorded an aggregate mean of 3.29 (*SD* = 1.319). Public forums were rated highest (*M* = 3.59), while the adequacy of time to submit views was rated lowest (*M* = 3.03). Implementation recorded an aggregate mean of 3.09 (*SD* = 1.351), with housing delivery targets rated lowest (*M* = 2.99). Participatory approaches had a strong positive relationship with implementation ($r = .672$, $p < .01$) and a significant positive effect on it (β = .241, $p < .001$). The null hypothesis was therefore rejected. Key informants confirmed that forums gave residents a voice, but they questioned whether residents' views were considered, and they cited late notice, travel costs, unequal access to digital platforms and limited time.

6.0 CONCLUSION

The study concludes that participatory approaches significantly influence the implementation of the 2024 Affordable Housing Levy Policy in Nairobi City County. Stronger participation is associated with better-rated implementation, which supports the view that citizens are more likely to cooperate with a policy they understand and have helped to shape. However, respondents rated participation only moderately because forums alone did not guarantee access, early notice, adequate time or feedback on how views were used. The study also concludes that participation is one of several factors, since the model left 39.0% of the variation in implementation unexplained. Participation should therefore be treated as a core part of implementation and not as a formal step before it.

7.0 RECOMMENDATIONS

Based on the findings, the following recommendations are proposed. First, the Affordable Housing Board and Nairobi City County should publish participation schedules early through radio, social media, community leaders and notice boards, and should allow adequate time for residents to study the policy and submit views. Second, meetings should be held at accessible venues and at times that suit working residents, and digital platforms should be combined with physical meetings and civic education so that residents without internet access or digital skills are not excluded. Third, implementing institutions should report publicly on how citizens' views were considered, since respondents were uncertain whether their input mattered. Fourth, the Ministry responsible for housing, the National Treasury and the Kenya Revenue Authority should publish regular reports on levy collections, completed units and project timelines, in order to strengthen trust and show progress.

8.0 AREAS FOR FURTHER RESEARCH

Future research should repeat the study in other counties, and should use longitudinal designs to track how participation and implementation change as housing units are completed. Further studies should test the separate effects of employee involvement, feedback mechanisms and public awareness, and should include the views of beneficiaries and residents of affected estates. Studies that combine survey ratings with verified data on completed units and project timelines would also give a more reliable measure of implementation.

9. REFERENCES

Abdalla, H. (2025). *Implementation of housing policy and provision of affordable housing in Nairobi City County* [Master's research project, Kenyatta University]. Kenyatta University Institutional Repository. https://ir-library.ku.ac.ke/handle/123456789/32538

Afrane, E., Jaafar, M. N. B., & Ismail, A. B. (2023). Analysis of stakeholders' perspectives on barriers to affordable public housing implementation in Ghana. *International Journal of Academic Research in Business and Social Sciences, 13*(12). https://doi.org/10.6007/IJARBSS/v13-i12/19461

Bonell, C., & Melendez-Torres, G. J. (2023). Using Habermas' theory of communicative action to transform sociological analyses of evidence-based policy. *Critical Public Health, 33*(4), 495–502. https://doi.org/10.1080/09581596.2023.2204182

Bowmans. (2024, March 21). *Kenya: The Affordable Housing Act, 2024*. https://bowmanslaw.com/insights/kenya-the-affordable-housing-act-2024/

Habitat for Humanity International. (2026). *Home at what cost? Global housing research 2026*. https://www.habitat.org/media/49361/view

Hao, C., Nyaranga, M. S., & Hongo, D. O. (2022). Enhancing public participation in governance for sustainable development: Evidence from Bungoma County, Kenya. *SAGE Open, 12*(1). https://doi.org/10.1177/21582440221088855

Hoekstra, J., & Gentili, M. (2023). Housing policies by young people, not for young people: Experiences from a co-creation project in Amsterdam. *Frontiers in Sustainable Cities, 5*, Article 1130163. https://doi.org/10.3389/frsc.2023.1130163

The National Treasury. (2025). *Medium term expenditure framework (MTEF) period FY 2026/27 – 2028/29*. https://www.treasury.go.ke/sites/default/files/NEW/Final-E.I.I-Sector-Report-18.11.-2025.pdf

Katumo, A., & Odenyo, M. (2024). Influence of public participation on implementation of county government projects: Case of Makueni County, Kenya. *International Journal of Current Aspects, 8*(2), 1–19. https://doi.org/10.35942/9yk7p690

Levelt, M., & Tan, W. (2023). A paradoxical transition of citizen participation in housing developments. *InPlanning*, Article 4. https://doi.org/10.17418/TIP.2023.ART.01

Maila, H. P., Malan, L. P., & Mazenda, A. (2024). A co-production model for the South African housing sector. *Africa's Public Service Delivery and Performance Review, 12*(1), Article a800. https://doi.org/10.4102/apsdpr.v12i1.800

Mugenda, O. M., & Mugenda, A. G. (2003). *Research methods: Quantitative and qualitative approaches*. ACTS Press. https://www.sciepub.com/reference/233433

Nairobi City County Assembly. (2023, November 28). *Official report (Hansard)*. https://nairobiassembly.go.ke/ncca/wp-content/uploads/hansard/2023/28th-November-2023.pdf

Nation. (2024, October 22). Win for Ruto as High Court rules that Housing Levy is constitutional. *Nation Africa*. https://nation.africa/kenya/news/win-for-ruto-as-high-court-rules-that-housing-levy-is-constitutional-4799994

Nthiga, G. K., & Moi, E. (2021). Public participation effects on prioritization of Constituency Development Fund in Makueni County, Kenya. *Journal of Public Policy & Governance, 5*(1). https://stratfordjournals.org/journals/index.php/journal-of-public-policy-governa/article/view/732

Nyong'a, E. M., & Gachanja, P. M. (2021). Public participation in the policy making process: An evaluation of Makueni County, Kenya. *International Journal of Current Aspects, 5*(2), 36–49. https://doi.org/10.35942/ijcab.v5i2.169

Oates, L., Datey, A., Sudmant, A., Gillard, R., & Gouldson, A. (2024). Community participation in urban land and housing delivery: Evidence from Kerala (India) and Dar es Salaam (Tanzania). *Land, 13*(5), Article 641. https://doi.org/10.3390/land13050641

Wanakuta, H. (2025). Reforming the national affordable housing policy to enhance acceptance and participation by Kenyans. *Africa Habitat Review, 20*(2), 3352–3369. https://uonjournals.uonbi.ac.ke/ojs/index.php/ahr/article/view/2907

White, M., & Langenheim, N. (2021). A ladder-truss of citizen participation: Re-imagining Arnstein's ladder to bridge between the community and sustainable urban design outcomes. *Journal of Design Research, 19*(1/2/3), 155–183. https://doi.org/10.1504/JDR.2021.121067