ANTECEDENTS OF MONITORING AND EVALUATION PRACTICES AND PERFORMANCE OF AFFORDABLE HOUSING PROJECTS IN NAIROBI CITY COUNTY, KENYA

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ABSTRACT

The general objective of the study was to determine how antecedents of Monitoring and Evaluation practices affect performance of affordable housing projects in Nairobi city county, Kenya. The specific objectives were to determine the role of monitoring and evaluation budget, monitoring and evaluation approaches on the performance of affordable housing projects. The researcher was guided by various theories including resource allocation, and result-based management. This study adopted a descriptive research design. The study focused on Project managers, monitoring and evaluation officers, quality assurance, and one project team member. As a result, the target was 100 respondents, and four officials were selected from every project. The study collected both primary and secondary data using a questionnaire containing both structured and unstructured questions. Content validity was ensured through expert opinion from the research supervisor consulted on the representativeness and suitability of questions. The captured data from the research was presented, analyzed, described, and interpreted in a systematic manner. The data analysis included both qualitative and quantitative methods where the latter was analyzed by SPSS version 28. The study results were presented through use of tables and figures. The study concludes that monitoring and evaluation budget has a positive and significant influence on the performance of affordable housing projects in Nairobi City County, Kenya. In addition, the study concludes that monitoring and evaluation approaches has a positive and significant influence on the performance of affordable housing projects in Nairobi City County, Kenya. Based on the findings, the study recommends that the implementers of affordable housing projects in Nairobi City County, Kenya should ensure to work within the set budget to avoid cost overruns. In addition, the implementers of affordable housing projects in Nairobi City County, Kenya should formulate and implement effective approaches to facilitate monitoring and evaluation of the projects.

Key Words: Antecedents of Monitoring and Evaluation practices, housing projects, monitoring and evaluation budget, monitoring and evaluation approaches

Background of the Study

The right to adequate housing has been entrenched as a justiciable right in the Constitution of Kenya. Article 43(1) (b), provides that 'every person has the right to accessible and adequate housing and to reasonable standards of sanitation'. The right to housing is also provided for, in relation to children, in Article 53 of the Constitution which guarantees every child's right to shelter. Moreover, housing is one of the four key pillars of the Big Four Agenda in Kenya, which was introduced by President Uhuru Kenyatta's administration. The aim of this pillar is to address the country's housing deficit and improve access to decent and affordable housing for Kenyan citizens. The subsequent Government of President William Ruto have taken up the issue and included affordable housing as a new priority. In the year 2022, Ruto presented a comprehensive strategy aimed at achieving the annual construction of 200,000 housing units. This plan is contingent upon the support and cooperation of local counties, as well as the creation of an appealing business climate that will incentivize active participation from the private sector. The president stated that their administration is in the process of formulating a program that will involve the participation of the private sector and county governments in the development of affordable housing.

Despite the concerted efforts of successive Kenyan governments, the housing issue persists as a daunting challenge. The completion and performance of housing projects have been marred by a range of obstacles, including delays in project execution, cost overruns, substandard construction quality, and misallocation of resources. These setbacks have hindered the effective delivery of affordable housing solutions to the population. To address this persistent issue, an essential strategy lies in implementing robust monitoring and evaluation mechanisms. By establishing effective oversight and assessment systems, governments can track the progress of housing projects, ensure that allocated resources are utilized efficiently, and hold accountable those responsible for project management. This proactive approach will not only enhance transparency but also facilitate the timely completion and improved performance of housing initiatives, ultimately working towards alleviating the housing crisis in Kenya.

The concept of project monitoring and evaluation (M&E) has continued to evolve in the last decades which has reflected the paradigm shift as pertains to how projects are managed (Nyonje, Ndunge, & Mulwa, 2012). Early in the 1950s, Monitoring and evaluation for projects hugely laid emphasis on prudent utilization of resources, which is a reflection of the social scientific trend during that time. Later, the focus of M&E turned to lived experiences, and giving voice to numerous stakeholders in consensus-shaping evaluation process (Phiri, 2015). According to Armstrong and Baron (2013), in the contemporary era, numerous entities perceive M&E as a donor requirement as opposed to being a tool for evaluating the progress and highlighting and correcting problems in planning or implementation of projects. Despite donors being entitled to be aware of how their money is being utilized, the primary use of M&E need to be for the firm or projects itself to gauge on how it is performing and acquires skills for better implementation (Rondinelli, 2013). As expressed by Naidoo (2011), effective project monitoring and evaluation fosters the grounds for evidence-based project management decisions.

In all types and forms of projects be it in private or public sector, performance is considered a crucial element. For success to be attained in projects, it is essential for stakeholders to create a well-thought out project schedule in addition to having a comprehension of the main success factors (Gido, Clements & Clements, 2014). This enables the project staff and other stakeholders to make the right judgment that contribute towards the success of projects. Among the most used measures for success of projects that has been researched by various scholars includes; time, cost of the project, quality, stakeholders perspective, achievement of set objectives (Gido, Clements &

Clements, 2014; Davis,2014; Nixon,Harrington & Parker, 2012). Serrador and Turner (2014) views project mission, top management support, project schedule plan client consultation personnel technology to support the project client acceptance monitoring and feedback, channels of communication troubleshooting as determinants of project success. However, Muller and Jugdev (2012) express that projects differs in terms of value, size and complexity and hence each project need to have different performance criteria. Regardless of the measures used to measure success of the project, there is a need for constantly monitoring and evaluation of projects with the aim of identifying and eliminating the factors that cause poor project performance.

One importance aspect of ensuring success in management of project is ensuring quality is achieved in the entire process (Kerzner, 2018). This can be attained through identification and elimination of facets that lead to poor project performance through the process of Monitoring and Evaluation. As a result, the past decades have seen monitoring and evaluation practices becoming mainstay and major processes for both government and private enterprises (Larson, & Gray, 2015). The entities have refined and utilized the practices in comprehension of issues outside their control but which have a substantial bearing on their survival and success within their contained resources and competencies for fostering their competitive positions.

Statement of the Problem Statement

Projects play a key role in achieving growth and development in an organization or society. Hence, the main reason why projects exist is to address a need in society for purposes of improving standards of living. In Kenya, one area projects continue playing a critical role is in the affordable housing development. For a long time, housing has favored only the rich. World Bank (2017) indicates that more than 80 percent of housing supply in Nairobi is for upper middle income (48 percent) and high income (35 percent), and only two percent for the lower income segments of the population. In the contrast, the demand for high- and middle-income housing is 2 percent and 15 percent, respectively, while lower income housing demand stands at 48 percent putting immense pressure for housing on this category of the urban population. The housing policies and strategies put in place over the last 30 years failed to provide adequate and affordable housing to all segments of the urban population and this compelled the Kenya Government to re-think its policy in housing affordability and in 2017 launched the Affordable Housing Programme (AHP) which takes cognizance of the different social economic strata of the population.

Project practitioners come in to ensure that checks and balances are kept in line with the plan and periodically assess the project progress in relation to set plans (Project Management Institute, 2015). Attempts to understand effective implementation of projects in organizations represent a problem of continual concern to both researchers and project practitioners. According to Pinto and Slevin (2013), there has been general consensus that any assessment of project performance must include measures of budgetary and schedule adherence by monitoring as well as the confirmation of performance capabilities through evaluation. Project Monitoring and Evaluation (M&E) therefore has turned out to be an increasingly vital means in realizing the global efforts in environmental, economic and social sustainability of development projects (Benington & Moore, 2011). Project M&E adds value to the overall performance of project planning, management and implementation by offering corrective action to the variances from the expected standard.

Performance of development projects in many countries still continues to disappoint stakeholders (Ofori, 2015). African countries face more challenges when it comes to M&E of development projects. In Africa, Kenya included, performance of project management is also complicated by some factors such as lack of skills in project management, political and community or societal demands. In Ghana, Ofori (2012) indicated that the National M&E system experienced several

hiccups among them financial management, lack of coordination of information, technical and operational restraints. Some studies have been done to determine why M&E is a critical contributor in project performance. Kissi et al., (2019) points out that monitoring and evaluation was one of the factors leading to project success. Kamau and Mohamed (2015) also noted that the chances of achieving positive project performance seemed to be enhanced among other factors, by constantly monitoring the progress of the project. The Kenya Government has established the Monitoring and Evaluation Department (MED) in the Ministry of Devolution and Planning (MDP), responsible for coordinating all government M&E activities. To do this effectively, MED has developed the National Integrated Monitoring and Evaluation System (NIMES) and County Integrated Monitoring and Evaluation System (CIMES).

In spite of these various aspects of the presence of M&E, the Kenyan government programs and projects are still experiencing problems throughout implementation stages. A report by the National Anti-corruption Campaign Steering Committee on development projects in Kenya shows funds are misappropriated, projects are incomplete, and those that are complete are poorly done. According to Ochieng *et' al* (2012), several development projects in Kenya performed poorly as they did not achieve the desired objectives. This, therefore, raises serious concerns about the effect of M&E employed on implementation of project management in Kenya. Although numerous studies have investigated M&E practices, only a few have specifically examined housing projects, particularly the affordable housing project that is part of Kenya's big four agenda. These studies have revealed various gaps, including methodological, geographical, and scope gaps. Geographically, some studies were conducted in developed countries that have superior housing policies, and their citizens enjoy the benefits of affordable housing, which is not the case in Kenya, where only a few individuals have benefitted from the project. Methodologically, some studies had a limited sample size, leading to statistical errors and inadequate representation of the study population. The scope gap refers to studies that focused on other projects rather than the affordable housing project in Kenya. This study sought to address these research gaps.

Objectives of the Study

i. To determine the role of Monitoring and Evaluation budget on the performance of affordable housing projects in Nairobi City County, Kenya

ii. To establish the role of Monitoring and evaluation approaches on the performance of affordable housing projects in Nairobi City County, Kenya

LITERATURE REVIEW

Theoretical Review

Resource Allocation Theory

The resource allocation theory was first put forward by Hackman (1985). The theory argues that a unit's centrality in an organization's workflow is primarily relevant to the organization's mission. Therefore, task over workflow is preferred in allocating resources. The allocation of resources for any function in an entity is pegged on relevance to those in authority. Resources are considered scarce; therefore, the rationality of choice in an organization influences what function will be funded. In most cases, project managers, with the help of middle-level management, are responsible for choices in allocating resources in projects (Bower, 2017). Monitoring and evaluation practice is a function that requires both physical and human resources necessary to run its operations. Across NGOs, the practice of M&E is still new and viewed as it plays a peripheral role in the management of projects. Despite advocacy and stringent measures placed by project funders, reallocation of resources commonly affects budgets for M&E. The concept of resource allocation is relevant to M&E, as it requires financing of staff compensation, capacity building for

project staff, and allocation of funds for the conduct of routine M&E activities that are periodically work planned.

Results Based Management Theory

The Results Based Management Theory (RBMT) originated in the mid-1980s from the Australian government. The Organization popularized the theory for Economic Co-operation and Development (OECD) in 1990. The core aspects of the RBM are the fundamentals of detailed planning, including the definition of objective, mission, and outcome-based process tools. RBM is an evolving procedure involving daily input from the participants, which helps improve a program or project. RBM stresses monitoring as a continuing process and lessons from the regularly discussed monitoring process (UNDP, 2012). An imperative aspect of effective tracking is to ensure that information systems are established and that data is collected over a consistent period. Baseline data is usually obtained to demonstrate the system or mission at a specified time (Valadez & Bamberger, 2012).

Although monitoring considers a managerial task and intrinsic to the operation of a system or initiative, assessment is autonomous and external. RBM requires external approval of the published findings to be deemed credible. This process reflects on the scheduled and accomplished tasks and explores outcomes chain, methods, and contextual causality causes to explain the achievements or the lack thereof. The RBM is utilized in this study to provide a basis for the utilization of monitoring and evaluation results.

Conceptual Framework
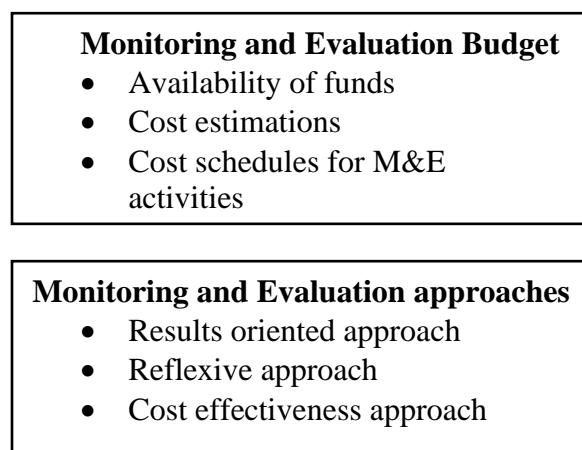
Independent Variables   **Dependent Variables**

Figure 1: Conceptual Framework

Monitoring and Evaluation budget

The budgetary allocation process thus deals with determining what revenues will be used to achieve what goals and objectives in M&E. Also, budgetary or fiscal allocation entails the provision of financial resources, typically in the form of money, or other values such as effort or time, to finance the monitoring and evaluation activities of a program or project (Caffrey & Munro, 2017).

Allocation of clear and adequate financial resources for effective M&E is imperative for the successful implementation of M&E. It is, therefore, vital that in allocating sufficient funds for M&E, appropriate methods of budgeting are employed. The researcher needs to consider the scope and complexity of the activities involved in the project. Muiga (2015) posits that delineating M&E budget within the overall project budget gives M&E the importance it deserves in project

management. The timely release of M&E funds as and when required will save any delays in M&E and ultimately promote the smooth running of the project. To guarantee that budgeting is done right and efficiently, the need for periodic auditing (internal/external) of the M&E budget ensures budget allocations are sustained and, rightly so, effectively influences the monitoring and evaluation of projects. The control purposes of budgeting deal with ensuring that a project's expenses do not exceed the revenues and that both are adequately accounted for and documented. Resources are committed and spent only when they conform to the approved budget and when their expenditure works toward accomplishing the project's plans, goals, and objectives (McCoy, 2015).

The project or program budget should provide a clear and adequate condition for monitoring and evaluation activities. The monitoring and evaluation budget can be delineated within the overall project or program budget to give the monitoring and evaluation function the due recognition it plays in project management (Mugo and Oleche, 2015). In addition, Njama (2015) argues that the limitations of the budget are one of the critical challenges in the implementation of M&E and recommends the allocation of finances to direct salaries for M&E staff; training and employment of local experts in M&E for consultation; indirect allocation of salaries for field staff and management; cost of services including the training on collection and analysis of data.

Monitoring and evaluation approaches

In the context of monitoring and evaluation (M&E), three approaches can be identified: result-oriented, constructivist and reflexive. Result-oriented approaches often provide an accountability trail for the project investment whenever financiers and their backers have to or want to see what has been done with their money. Constructivist methods focus heavily on monitoring and evaluating the progress of the collective learning process. They do not so much define (the "what" question) but highlight more how successful collaborative learning processes are initiated and prolonged (the "how" question). The strength of constructivist methods is that they stimulate the exchange of perspectives. They ensure a good insight into how processes evolve.

These insights are valuable for the learning process itself, and the relationships within the project or network can be strengthened using monitoring and evaluation results. In particular, constructivist methods can help collective learning when the outcomes of an intervention are unpredictable and the process of change is intangible, involving multiple pathways and interrelated factors. Also, the methods are essential when the actors involved have different perspectives on the central problems and their causes, a common phenomenon in innovation projects. This type of learning can increase support for the project.

We call the most recent approach in M&E-country reflexive (Voss et al., 2006). Reflexive methods focus on a collective learning process (in groups of actors and networks) and on the results in terms of learning and institutional change. The intuitive approach has a constructivist basis but goes further. Project or network participants not only exchange their viewpoints and motives but also debate their presumptions, underlying values and norms, and the institutional context in which they operate.

Performance of Affordable Housing Projects

According to PMBOK (2004), project success is measured by product and project quality, timeliness, budget compliance, and customer satisfaction. In addition, Akbari, Khanzadi & Gholamian (2018) emphasize other KPIs, namely: an appreciation by the client of the project;

appreciation by the personnel in the project; appreciation by the users; appreciation by the partners in the contract; and most importantly appreciation by the key stakeholders.

In summary, project success can be assessed based on project completion within the scheduled time, completion within reasonable cost and within budget, quality achievement, meeting of the technical requirements, project achieving user satisfaction, and finally, the achievement of organizational objectives (Kamau & Mohamed, 2015).

The standard dimensions of measuring project performance, including meeting time, budget, and performance, are insufficient and biased to cater to the diverse aspirations of various stakeholders (Shenhar *et al.,* 2010). Meeting project resource constraints of time and budget are one aspect, while meeting project specifications is another. These numerous indicators have been put forth to show the successful performance of a project, with the key ones being meeting the timelines, project budget, and performance goals. However, varying stakeholders look at the performance of the project differently (Cserháti & Szabó, 2014).

In Kenya, building industry regulations in major urban areas show that many construction projects fail to meet the required standards. This occurrence is evident due to cost overruns, failure to complete construction on time, poor quality buildings that collapse, high maintenance costs, and dissatisfied clients (Githenya & Ngugi, 2014).

Empirical Literature

Monitoring and Evaluation Budget

Klaus- Rosinka and Iwko (2021) assessed the role of stakeholder management in project success and sustainability in Poland. The study conducted a qualitative research design on 50 respondents. The findings established a low maturity level in construction companies handling project stakeholders. There was also a lack of stakeholder management plans that could aid the project's success.

Shaukat et al. (2022) evaluated the relationship between sustainable project management (SPM) and project success with the moderating effect of stakeholder engagement and team building in Pakistan. The study utilized a descriptive research design on 323 respondents. The results revealed that SPM positively impacts project success. However, it established that the effects of stakeholder engagement and team building were not significant. The study recommends that project managers focus on stakeholder engagement and team-building strategies and analyze essential project decisions.

Wolde (2019) assessed the effectiveness of M&E systems in agricultural development projects in Ethiopia. The study adopted a descriptive design and targeted 88 respondents. The findings established that there was an improper allocation of budget for M&E and low involvement of beneficiaries in M&E processes. The study recommended that the M &E personnel be involved in project design, budgeting, and capacity development. Murorunkwere and Munene (2022) examined monitoring and evaluation practices on the performance of Non-Governmental Organisation Projects in Rwanda. The study adopted a descriptive research design and targeted 84 respondents. The study findings established that Monitoring and Evaluation Planning, M&E budgeting, and the level of participation of M&E experts positively influenced the project's performance.

In addition, Agutu (2015) studied the factors that influence M&E system implementation in school feeding programs in Langata sub-County. The findings from the study indicated that the allocation of budget and financing moderately influence M&E program implementation. Also, according to

the study, effective financial management ensures proper allocation of resources to M&E activities and ensures satisfaction concerning the delivery of services. Further, the study recommended that to improve service delivery, organizations must establish an M&E department.

Kithinji, Gakuu, and Kidombo (2017) embarked on a study to determine the link between resource allocation and results of M&E among community-oriented organizations in Meru County Kenya. Applying a mixed-methods research approach, the scholars established a positive relationship between resource allocation and high M & E results in utilization. In essence, the more the scholars allocated resources to projects, the more they utilized the M & E results.

Mbogo and Mirara (2022) sought to investigate the influence of budgetary allocation on the monitoring and evaluation of humanitarian project planning. This study was a descriptive survey. Data were collected using questionnaires in a census targeting 46 employees of the International Rescue Committee. The results revealed that budgetary allocation in monitoring and evaluation activities positively impacted humanitarian project planning.

Finally, Omolo (2016) evaluated the influence of the monitoring and evaluation approach on physical infrastructural projects in Uasin Gishu County, Kenya. The study utilized a descriptive research design with a sample size of 162 respondents. The findings from the survey indicated a high percentage of stakeholders' influence on budgeting, tendering, and decision-making.

Monitoring and Evaluation Approaches

Xue et al. (2013) examined result-based monitoring and evaluation to achieve results in infrastructure projects in China. The study comprised site visits, access to project reports, and interviews of nine projects. The study was driven by the desire to address the overestimation of expected results, among other factors. The study found that result-based M&E worked to improve the success of projects. The study established a positive relationship between the M&E activities and the achievement of project objectives.

Nisa (2015) sought to examine the relationship between t project design, monitoring and evaluation, and project success in NGOs in Pakistan. The results showed that M&E practices are frequently used in NGO projects in Pakistan, key considerations have been taken while designing the projects, and both variables have a positive relationship with project success. M&E showed a significant impact compared to project design on project success.

Holvoet and Inberg (2015) conducted a diagnostic assessment of Uganda's education sector M&E system. A documentary review and semi-structured interview on the study found minimal utilization of M&E information. Also, Wepukhulu (2017) assessed the impact of M&E results use on the performance of Busia County, Kenya. Findings revealed that a shortage of M&E proficiency negatively influences the utilization of monitoring results, and it is not easy to separate M&E skills and result utilization.

Amina and Ngugi (2022) studied the impact of utilization of monitoring and evaluation results on the performance of drought resilience projects by the National Drought Management Authority (NDMA) in Mandera County. The study employed a census to sample 60 members of the project team. Data was collected from both secondary and primary sources using questionnaires. Findings showed that utilization of monitoring and evaluation results significantly influences project performance.

RESEARCH METHODOLOGY

This study adopted a descriptive research design. The method is chosen because it is more precise and accurate since it involves a description of events in a carefully planned way (Babbie, 2004). The target population for this research was affordable housing projects in Nairobi City County, Kenya. The research project focused on the completed affordable housing projects and those currently ongoing. From the National housing cooperation and Boma Yangu website lists, there is an estimated 25 Projects either completed or at different stages of development. The study focused on Project managers, monitoring and evaluation officers, quality assurance, and one project team member. As a result, the target population was 100 respondents, and four officials were selected from every project.

In this study, the sampling frame consisted of the National housing cooperation and Boma Yetu website lists; there is an estimated 25 Projects either completed or at different stages of development. Due to the limited number of observation units, a census study was conducted for all 25 projects. With four people selected from each project, the sample size will be 100 respondents. For each project, the project manager was selected and three project members selected at random. Random sampling ensured each project team member has an equal chance of being selected and thus reduce potential for bias. The researcher collected both primary and secondary data. Primary data was collected using a questionnaire containing both structured and unstructured questions.

Pilot testing was carried out two weeks before the main study. It involves picking 10% percent of the sample size; hence ten respondents participated in the pilot. Respondents in the pilot did not take part in the actual study. The data analysis included both qualitative and quantitative methods. The research results were firstly presented as an analysis of the qualitative data by use of descriptive and inferential statistics. The analysis of the qualitative data was followed by an analysis of the quantitative data. The quantitative data was hence analyzed by electronic spreadsheet SPSS version 28. Multiple regression analysis was also done to establish the relationship between the independent variables on dependent variables. Percentages, frequencies, means, and standard deviations were all included in the descriptive analysis.

RESEARCH FINDINGS AND DISCUSSIONS

The researcher distributed 90 questionnaires to the respondents during data collection process and 86 were fully filled and returned to the researcher thus making a response rate of 96%. Kothari (2012) 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

Monitoring and Evaluation Budget and Project Performance

The first specific objective of the study was to determine the role of Monitoring and Evaluation budget on the performance of affordable housing projects in Nairobi City County, Kenya. The participants were requested to indicate their level of agreement on various statements related to Monitoring and Evaluation budget and the performance of affordable housing projects in Nairobi City County, 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 the budget of projects undertaken usually provide clear and adequate provision of M&E activities. This is shown by a mean of 3.958 (std. dv =

0.636).As shown by a mean of 3.930 (std. dv = 0.972), the respondents agreed that money for M & E is usually channeled to the right purpose. Further, with a mean of 3.872 (std. dv = 1.005), the respondents agreed that a realistic M & E estimation is usually undertaken when planning for projects.

The participants agreed that the actual budget varies from the projected budget by a very big margin. This is shown by a mean of 3.852 (std. dv = 0.608). As shown in the results, the respondents agreed that there is a separate budget allocation for M&E practices. This is shown by a mean of 3.773 (std. dv = 0.983). The respondents further agreed that there is independency in the budgetary decisions for the monitoring and evaluation unit. This is shown by a mean of 3.721 (std. dv = 0.897). The respondents also agreed that M&E budget performance, schedule performance and quality performance has led to project success. This is shown by a mean of 3.673 (std. dv = 0.897).

Table 1: Monitoring and Evaluation Budget and Project Performance

	Mean	Std. Deviation
The budget of projects undertaken usually provide clear and adequate provision of M & E activities	3.958	0.636
Money for M & E is usually channeled to the right purpose	3.930	0.972
A realistic M & E estimation is usually undertaken when planning for projects	3.872	1.005
The actual budget varies from the projected budget by a very big margin	3.852	0.608
There is a separate budget allocation for M&E practices	3.773	0.983
There is independency in the budgetary decisions for the monitoring and evaluation unit	3.721	0.897
M&E budget performance, schedule performance and quality performance has led to project success	3.673	0.897
Aggregate	**3.864**	**0.819**

Monitoring and Evaluation Approaches and Project Performance

The second specific objective of the study was to establish the role of Monitoring and evaluation approaches on the performance of affordable housing projects in Nairobi City County, Kenya.The participants were requested to indicate their level of agreement on various statements related to Monitoring and evaluation approaches and the performance of affordable housing projects in Nairobi City County, 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 Mid-term evaluation influences project performance. This is shown by a mean of 4.255 (std. dv = 0.839). As shown by a mean of 4.242 (std. dv = 0.898), the respondents agreed that end-Term evaluation influences project performance. Further, with a mean of 4.115 (std. dv = 0.112), the respondents agreed that baseline surveys are frequently conducted for all projects.

The participants agreed that Mid-Term evaluations are conducted for all projects. This is shown by a mean of 4.158 (std. dv = 0.969). As shown in the results, the respondents agreed that end-Term evaluations are conducted for all projects. This is shown by a mean of 3.973 (std. dv = 0.983). The respondents further agreed that M&E information is used in decision making. This is shown by a mean of 3.897 (std. dv = 0.897). The respondents also agreed that they make changes

to project plans and implementation depending on M&E feedback. This is shown by a mean of 3.786 (std. dv = 0.987).

Table 2: Monitoring and Evaluation Approaches and Project Performance

	Mean	Std. Deviation
Mid-term evaluation influences project performance	4.255	0.839
End-Term evaluation influences project performance	4.242	0.898
Baseline surveys are frequently conducted for all projects	4.115	0.112
Mid-Term evaluations are conducted for all projects	4.158	0.969
End-Term evaluations are conducted for all projects	3.973	0.983
M&E information is used in decision making	3.897	0.897
We make changes to project plans and implementation depending on M&E feedback	3.786	0.987
Aggregate	**3.965**	**0.598**

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 Nairobi City County, 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 affordable Housing Projects are delivered within specified timeframe. This is shown by a mean of 3.955 (std. dv = 0.902). As shown by a mean of 3.888 (std. dv = 0.810), the respondents agreed that affordable Housing Projects are delivered within specified quality standards. Further, with a mean of 3.827 (std. dv = 0.786), the respondents agreed that affordable housing projects are delivered within specified budget. The respondents also agreed that the level of customer satisfaction on implemented projects is high. This is shown by a mean of 3.730 (std. dv = 0.935).

Table 3: Performance of Affordable Housing Projects

	Mean	Std. Deviation
Affordable Housing Projects are delivered within specified timeframe	3.955	0.902
Affordable Housing Projects are delivered within specified quality standards	3.888	0.810
Affordable Housing Projects are delivered within specified budget	3.827	0.786
The level of customer satisfaction on implemented projects is high	3.730	0.935
Aggregate	**3.814**	**0.892**

Inferential Statistics

Correlation Analysis

From the results, there was a very strong relationship between Monitoring and Evaluation budget and performance of affordable housing projects in Nairobi City County, Kenya (r = 0.822, p value =0.002). The relationship was significant since the p value 0.002 was less than 0.05 (significant level). The findings are in line with the findings of Klaus- Rosinka and Iwko (2021) who indicated that there is a very strong relationship between Monitoring and Evaluation budget and project performance.

Moreover, there was a very strong relationship between Monitoring and evaluation approaches and performance of affordable housing projects in Nairobi City County, Kenya (r = 0.831, 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 Nisa (2015) who indicated that there is a very strong relationship between Monitoring and evaluation approaches and project performance.

Table 4: Correlation Coefficients

		Project Performance	M&E Budget	M&E Approaches
Project Performance	Pearson Correlation	1		
	Sig. (2-tailed)			
	N	96		
M&E Budget	Pearson Correlation	.822**	1	
	Sig. (2-tailed)	.002		
	N	96	96	
M&E Approaches	Pearson Correlation	.831**	.297	1
	Sig. (2-tailed)	.001	.060	
	N	96	96	96

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 0.8691. This implied that 86.9% of the variation in the dependent variable (performance of affordable housing projects in Nairobi City County, Kenya) could be explained by independent variables (Monitoring and Evaluation budget, Monitoring and evaluation approaches).

Table 5: **Model Summary**

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.932ᵃ	.861	.869	.10342

a. Predictors: (Constant), Monitoring and Evaluation budget, Monitoring and evaluation approaches

The ANOVA was used to determine whether the model was a good fit for the data. F calculated was 607.309 while the F critical was 2.471. 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 budget, Monitoring and evaluation approaches, stakeholders' involvement in Monitoring and evaluation and communication in monitoring and evaluation on performance of affordable housing projects in Nairobi City County, Kenya.

Table 6: Analysis of Variance

Model	Sum of Squares	df	Mean Square	F	Sig.
1 Regression	102.028	4	25.507	607.309	.002ᵇ
Residual	3.868	92	.0420		
Total	105.895	96			

a. Dependent Variable: performance of affordable housing projects
b. Predictors: (Constant), Monitoring and Evaluation budget, Monitoring and evaluation approaches

The regression model was as follows:

$Y = 0.345 + 0.390X_1 + 0.382X_2 + \varepsilon$

According to the results, monitoring and evaluation budget has a significant effect on performance of affordable housing projects in Nairobi City County, Kenya ($\beta_1=0.390$, p value= 0.000). The relationship was considered significant since the p value 0.000 was less than the significant level of 0.05. The findings are in line with the findings of Klaus- Rosinka and Iwko (2021) who indicated that there is a very strong relationship between Monitoring and Evaluation budget and project performance.

The results also revealed that monitoring and evaluation approaches has a significant effect on performance of affordable housing projects in Nairobi City County, Kenya ($\beta_1=0.382$, p value= 0.001). The relationship was considered significant since the p value 0.001 was less than the significant level of 0.05. The findings are in line with the findings of Nisa (2015) who indicated that there is a very strong relationship between Monitoring and evaluation approaches and project performance.

Table 7: Regression Coefficients

	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		
(Constant)	0.345	0.089		3.876	0.002
Monitoring and Evaluation budget	0.390	0.097	0.398	4.021	0.000
Monitoring and evaluation approaches	0.382	0.097	0.389	3.938	0.001

Conclusions of the Study

The study concludes that monitoring and evaluation budget has a positive and significant influence on the performance of affordable housing projects in Nairobi City County, Kenya. Findings revealed that availability of funds, cost estimations and cost schedules for M&E activities influence the performance of affordable housing projects in Nairobi City County, Kenya

In addition, the study concludes that monitoring and evaluation approaches has a positive and significant influence on the performance of affordable housing projects in Nairobi City County, Kenya. Findings revealed that results oriented approach, reflexive approach and cost effectiveness approach influence the performance of affordable housing projects in Nairobi City County, Kenya

Recommendations of the Study

The study findings revealed that monitoring and evaluation budget has a positive and significant influence on the performance of affordable housing projects in Nairobi City County, Kenya. This study therefore recommends that the implementers of affordable housing projects in Nairobi City County, Kenya should ensure to work within the set budget to avoid cost overruns

In addition, the study findings revealed that monitoring and evaluation approaches has a positive and significant influence on the performance of affordable housing projects in Nairobi City County, Kenya. This study therefore recommends that the implementers of affordable housing

projects in Nairobi City County, Kenya should formulate and implement effective approaches to facilitate monitoring and evaluation of the projects

Areas for Further Studies

This study aimed at determining how the antecedents of M&E practices affect performance of affordable housing projects in Nairobi city county, Kenya. However, this study was limited to affordable housing projects in Nairobi city county, Kenya hence the findings cannot be generalized to other projects in Kenya. Therefore, the study recommends that further studies should be conducted on the effect M&E practices on performance of other projects in different sectors in Kenya. In addition, the study found that 86.9% of performance of affordable housing projects in Nairobi City County, Kenya could be explained by monitoring and evaluation budget, monitoring and evaluation approaches, stakeholders' involvement in Monitoring and evaluation and communication in monitoring and evaluation. As such, further studies should be conducted on other factors (13.1%) affecting the performance of affordable housing projects in Nairobi City County, Kenya.

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