

Impact of non-governmental organizations' affordable and permanent housing provision on social economic activities development A case in Kalobeyei settlement scheme, Turkana County, Kenya

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Abstract- Non-governmental organizations (NGOs) have made significant contributions to the provision of permanent and affordable housing in various parts of the world, with the aim of improving the living standards of people. The provision of affordable permanent housing has been found to have a positive correlation with the development of social activities, as demonstrated by various studies carried out by the Kenya National Bureau of Statistics (KNBS) (2019). This study adopted descriptive design, with a target population comprising 39,000 local community members, 15 community leaders, 7 county government officials, and 10 non-governmental representatives in the Kalobeyei settlement scheme in Turkana County. A sample size of 224 local community members, 15 community leaders, 7 county government officials, and 10 representatives of non-governmental organizations was employed. Data was collected, coded, and analysed using STATA software. From the finding, there was a correlation between permanent and affordable housing provision and social economic activities development in Kalobeyei settlement scheme, Turkana County, Kenya. Apart from social and economic influence, the provision of permanent housing also offered a sense of security. The study recommended that the national and county governments should establish housing policies and strategies that enable NGOs to provide houses and ensure that land acquisition is not complicated for residences and NGOs involved in housing provision programs.

Index Terms- Non-governmental organization, Social economic activities, affordable permanent housing, low-cost houses, income-generation.

I. BACKGROUND TO THE STUDY/INTRODUCTION

The provision of adequate housing is recognized under international human rights law as a fundamental right, enshrined under Article 25(1) of the United Nations Universal Declaration of Human Rights. Housing is an essential aspect that significantly impacts an individual's quality of life, health

standards, and psychological well-being (Masinde,2016). Furthermore, a house is not just a dwelling but also an indicator of social, cultural, and economic standards of a society and reflects the evolution of a nation (Akama & Kieta ,2019).

The construction of permanent housing by NGOs has played a crucial role in promoting economic recovery from recessions and upholding human dignity, particularly in societies such as Japan and the US (Haller & Arko 2018). Research conducted by scholars globally supports the argument that housing construction has been a key component of Japan's rapid economic growth since the mid-1950s (Arko, 2019). Moreover, housing construction in low-income areas has contributed to the creation and expansion of small businesses in these areas (Kissick, 2018). The United Nations High Commissioner for Refugees (UNHCR) has recognized that the provision of shelter in a particular locality fosters socio-economic activities and provides a sense of security to the inhabitants (UNHCR, 2018). The construction of shelters by non-governmental organizations has improved the living standards of many communities in various parts of the world (UNHCR, 2018).

Non-governmental organizations (NGOs) have made significant contributions to the provision of social amenities and infrastructure in various parts on the world not only where residents live in a deplorable living condition due to recurrent civil wars (Clarke, 2018). Through the provision of housing, individuals are able to engage in income-generating activities to sustain their families and improve their living conditions. In Eastern Africa, NGOs have greatly contributed to the empowerment of many poor individuals in the region, particularly those living in extreme poverty by provision of affordable and permanent housing and training on income-generation. This empowerment has enabled individuals to control their social economic activities (Omorede,2018). Constitution of Kenya Article 43(1) (b) guarantees the right of every person to access adequate and accessible housing. NGOs, in partnership with the Government and the international community, have been assisting in addressing the challenges faced by refugees in different refugee

camps by providing housing and facilitating social and economic activities, which has improved the living standards of those refugees (Amede & Bakere, 2020). The housing demand in Kenya outstrips supply by about 80% in a year (KNBS 2019), which highlights the serious housing challenge faced by many people in Kenya.

It is evident that the provision of low-cost houses in Turkana County is not receiving the required attention, and the participation of the local community is limited due to their low-income level. (Mwanza & Misati, 2018). For housing provision to be successful, it is critical that all stakeholders be involved and informed of the challenges hindering the provision of low-cost houses (Ngumo, 2017). Permanent housing is a challenge facing many people in Kalobeyei settlement scheme and social economic activities development is gradual as compared to areas where permanent houses are available (Akall, 2021). There is paucity of information on influenced of permanent housing on social economic activities development.

Glossop (2018) conducted research on Housing and Economic Growth in Canada with the aim of exploring the impact of housing on the nation's economic development. The study emphasizes the crucial role of housing in driving economic growth and development. The study asserts that housing is an essential enabler of economic growth and its establishment by the government can significantly improve the standard of living of the population. The study also posits that the absence of housing hinders economic growth. [Doling, Vandenberg](#) and Tolentino (2018) conducted a survey to investigate the impact of housing finance and housing on economic development and poverty reduction in Asia. The results indicated that housing construction contributes to economic growth by creating employment opportunities, increasing demand for construction materials, and improving the living standards of dwellers. Financial aid for housing construction from lenders also promotes the development of financial sectors, which is essential for economic growth. Ngoepe-nonane, and Tochukwu (2017) conducted a study on the relationship between housing and economic growth in Nigeria. The study found that housing has a long-term, significant impact on social and economic activities in the country. Areas with well-maintained housing experienced thriving social and economic activities compared to areas with limited access to decent and permanent housing. Nagumo, (2017) studied the impact of real estate development on economic growth in Kenya. The study

collected secondary data over a period of nine years and found a positive, significant correlation between real estate growth and social and economic development in Kenya. The study concluded that real estate development, particularly in the provision of housing, has contributed to growth in both social and economic activities and the overall economy of the country.

II. RESEARCH METHOD

The researcher employed a descriptive research design for this study, which was deemed appropriate due to its ability to investigate the relationship between variables and report on the existing conditions without manipulating any of the variables under investigation (Kothari, 2019). The target population used in this study is made up of 39,000 local community members who are registered housing beneficiaries, 15 community leaders, 7 county government officials and 10 representatives of non-governmental organisations operating in Kalobeyei settlement scheme, Turkana County. Sample size determination formula was used to determine sample to be used. The study used a sample size of 224 local community members, 15 community leaders, 7 county government officials, and 10 representatives of non-governmental organizations was employed. Primary data was used for this study. Drop and pick questionnaires was employed for data collection. Data collected was coded and analysed using STATA software.

1) FINDINGS

The study aimed to investigate the influence of permanent affordable housing on social economic activities development. The study sought to determine whether an increase or decrease in the availability of permanent affordable housing would impact the social economic activities development. Participants were requested to rate their agreement with the statement "Permanent affordable housing influences social economic activities development," on a scale of 1 to 5, with 1 representing slight agreement, 2 representing disagreement, 3 representing strong agreement, 4 representing disagreements, and 5 representing strong disagreement.

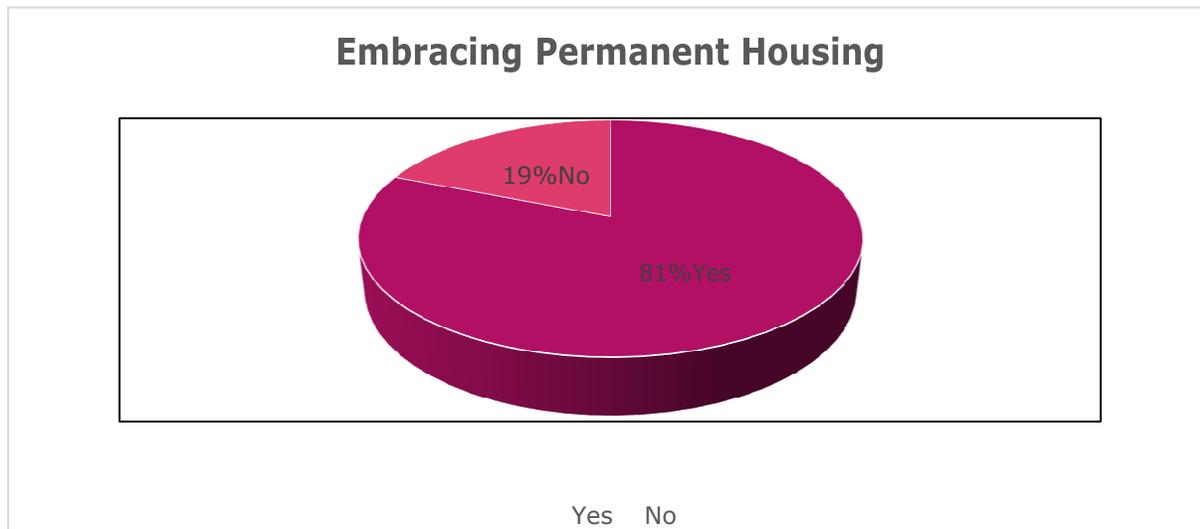
Table 4: 11 Impact of permanent affordable housing on the social economic activities' development

Frequency	%	
slightly agree	15	8.88
Agree	45	26.62
Strongly agree	102	60.36
Disagree	6	3.55
Strongly disagree	1	0.59
Total	169	100

From the findings, it can be inferred that permanent affordable housing has a significant impact on the social economic activities' development of the community. Most respondents, at activities development in the area. This can be attributed to the affordability and security provided by the houses, which in turn improves the social activities of the residents. Only a small group

of respondents, at 4.14% (7), did not perceive the necessity of permanent affordable housing in terms of its impact on the social economic activities of the community.

The study examined the extent to which the community is embracing permanent affordable housing.



Based on the results obtained, most respondents, constituting 81% (137), expressed their support for the provision of permanent housing. Conversely, only 19% (32) of respondents did not favour this option. This disparity in opinion may be attributed to the fact that permanent housing offers a sense of security, provides a sense of security to the less privileged, improve beneficiary's health and significantly improves the living conditions of vulnerable families and eventually influence social economic activities development.

III. CONCLUSION AND RECOMMENDATIONS

From the findings, a substantial percentage of respondents, 60.36%, believed that permanent affordable housing has a significant influence on the social economic activities' development. Most respondents, 81%, expressed support for the provision of permanent housing, citing factors such as affordability, improved sense of security, protection from gender-based violence, cushioning the vulnerable against shame, health improvement and enhanced living conditions as key advantages. However, a small group of respondents, primarily pastoralists, expressed reservations about permanent housing, citing their nomadic lifestyle and concerns about becoming settled in one place. Despite this, most respondents recognized the benefits of permanent affordable housing and its importance in promoting social economic activities development.

Based on the findings of this study, it is recommended that the National and County Governments take immediate action to address the challenges faced by NGOs in providing affordable housing in the Kalobeyei Settlement Scheme in Turkana County and other parts of the country. This can be achieved by establishing policies and strategies that ease land acquisition for NGOs and residents involved in housing provision programs. Additionally, the County Government should enact laws that promote social economic activities and encourage the provision of permanent and affordable houses in the area. More housing provision programs should be established to address the serious housing shortage in the area. The National and County

Governments should develop workable housing provision policies and measures to ensure that the rate of affordable housing provision is not affected by the various challenges experienced by private developers. Civic education should also be carried out to educate the local community on the importance of permanent housing, which will encourage them to embrace housing provision programs offered by NGOs.

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