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FINAL YEAR PROJECT TOPIC

**EXAMINING PUBLIC PRIVATE PARTNERSHIPS AS A STRATEGY
TO PROVIDE HOUSING FOR THE URBAN POOR IN KAMPALA.**

BY

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DECLARATION

I, MUTAMBUZADEM BE CRESCENT hereby declare that this dissertation on the topic **“Examining public private partnerships as a strategy to provide housing for the urban poor in Kampala”** is my own original work and that it has not been presented and will not be presented to any other University or Higher Learning Institutions for diploma, degree or any other professional award.


Date 16 / 06 / 2023

Signed 

APPROVAL

This is to certify that this research dissertation “**Examining public private partnerships as a strategy to provide housing for the urban poor in Kampala**” has been done and completed by the student under my supervision and is now ready for submission for an award of Bachelor of Science in Land Economics by the Department of Construction Economics and Management, Makerere University.

Name: Mrs. CAROLYN TUMUHIMBISE

Signature.....

Date.....16/06/2023

DEDICATION

I dedicate this research to each and every one who has played a role in my entire academic journey. Thank you for being the biggest source of inspiration, encouragement and support.

This project is dedicated to all of you and I hope it makes you proud.

ACKNOWLEDGEMENT

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1 CHAPTER ONE: BACKGROUND OF THE STUDY

1.1 INTRODUCTION

Kampala, the busiest and most populated urban centre in Uganda with a population of 3.65 million people as of 2022 has over 57 slums areas which has increased demand for basic needs especially housing, sanitation and health services among others (K Frank, 2022). The government has made efforts to better respond to the rising need by slum dwellers for housing by setting up institutions and the necessary legal, institutional and policy frameworks to provide housing to the slum dwellers of Kampala. These include; formulation of National Housing Policy, setting up of Housing Finance Bank, National Social Security Fund (NSSF) with its various housing projects such as Lubowa and Temangalo projects. Also, the formulation of Public Private Partnerships Act 2015, KCCA Act, setting up Ministry of Lands, Housing, and Urban Development (MLHUD) among others (Bidandi, 2015).

Providing housing for the urban poor in Kampala has become one of the most pressing challenges to the leadership of the area. Through public private partnerships as a solution strategy, government can provide land and support infrastructure such as constructing of roads, water and sewage lines and extension of electricity in areas where private developers are developing housing for the urban poor thus reducing construction costs incurred (Hogarth, 2015). Some of the public land held by government is idle and therefore can be put to use to construct houses for the urban poor through PPPs (D Mahadevia, 2018).

Development of housing for the urban poor has not been effectively taken up by either private developers or the government because private property developers in Kampala are largely constructing housing units for middle class to high end user class of people with formal employment and relatively sufficient incomes whereas government has prioritized developing other sectors of the economy therefore housing desired by majority urban poor who are in the informal sector has not been responded to adequately (S Mukiibi, 2021).

According to vision 2040, the government of Uganda commits that by 2030, it shall: “Ensure access for all to adequate, safe and affordable housing and basic services, and upgrade slums”. This vision is well aligned with UN’s Sustainable Development Goals (SDG’s), especially Goal 11 which states that “By 2030, ensure access for all to adequate, safe and affordable housing, basic services and upgrade of slums. Integrated housing frameworks support economic, social and environmental policy planning and infrastructure linkages across the urban rural ecosystem and building increased resiliency”

Urban poor is a term that describes a section of people in urban areas who lack basic needs of life such as adequate food, clothing, and shelter (A. richmond, 2018). The right to shelter is a fundamental human right necessary for people to improve their standards of living and also for societies to develop and transform into strong economies.

1.2 PROBLEM STATEMENT

Uganda is one of the Sub-Saharan African countries with a steadily growing housing deficit which stands at 2.4 million units of which 210,000 units in urban areas and 1.4 million units in rural areas. While 900,000 units in the country are substandard and require immediate upgrading and or replacement (K Frank, 2022). In Kampala city alone, about 60% of the people reside in slum areas. An estimated 48.3% of the urban population in Uganda are living in informal settlements and with an urbanisation rate of 5.99% as of 2021 which is one of the highest in the world, there is urgent need for intervention to provide housing to the urban poor (J williams, 2018).

The major challenges limiting construction and supply of houses for the urban poor include; high and increasing land prices, high cost of construction materials, limited access to funding and high interest rates on borrowed funds and of course planning bottlenecks among others (Makhathini, 2020). The outcomes of not providing housing for the urban poor include; increased homelessness, growth of slums, increase in urban crime leading to political instabilities and poor living conditions due to poor sanitation which lead to poor health of slum dwellers (T jimoh, 2018).

As a solution to this, public private partnerships have the potential to be the game changer where government can provide investment incentives such as provision of undeveloped public land and support infrastructure to private property developers to reduce on the costs of construction of overall housing projects and thus encouraging construction of houses for the urban poor (Mayer, 2011). There have been efforts by the government to engage private property developers in policy formulation to respond to the need for housing for slum dwellers but public private partnerships are very limited on the ground to create housing in Kampala (J williams, 2018).

Various property developers such as National Social Security Fund (NSSF) throughout their projects, have had to put aside resources to develop these infrastructures which are costly and increase the overall cost of developing properties. This is a story shared by many other private property developers who are developing properties outside the city center where some

of these development infrastructures do not exist or are not well established and thus making the overall price of these houses very high.

Therefore, the need for construction of housing for the urban poor cannot be overemphasized to solve the problem of growing informal settlement and improve the standard of living of the urban poor in Kampala.

1.3 Objectives of the study

1.3.1 General objective

- i. To examine public private partnerships (PPPs) as a solution strategy to provide housing to the urban poor in Kampala.

1.3.2 Specific objectives

- i. To establish the relationship between public private partnerships and provision of housing in Kampala.
- ii. To understand the role of various stake holders such as private property developers, the urban poor and government in creating housing for the urban poor.
- iii. To establish the existing bottlenecks to PPPs towards creation of housing for the urban poor in Kampala.

1.4 Research questions

- a) What is the relationship between public private partnerships (PPPs) and provision of housing for the urban poor in Kampala?
- b) How do private property developers, the urban poor, and the government contribute to the creation of housing for the urban poor in Kampala through PPPs?
- c) What are the existing bottlenecks to PPPs towards the creation of housing for the urban poor in Kampala?

1.5 Significance of the study

In the past, the role of government in provision of housing for the urban poor has been provision of necessary statutory and legal frameworks and perhaps streamlining the land acquisition process for private property developers. Such efforts have failed to yield significant impact in creating housing for the urban poor.

Private property developers on the other hand have focused largely on construction of houses for middle class to high end users because of high costs of construction and need to make profits therefore leaving the majority urban poor without housing.

This study will help the reader to not only understand the roles that should be played by urban poor, private developers and the government in providing housing to the urban poor but also will appreciate the urgent need for both private developers and government to join hands and provide housing to the urban poor. The recommendations of this study will guide both stake holders on their roles in solving the problem.

1.6 Justification of the study

The research study comes at a time when there is an increased rate of urbanization causing expansion of slum areas and slum dwellers. The aftermath effects of COVID-19 are also still being felt such as laying off of workers from their jobs among other effects. This has reduced people's financial capacity to afford decent housing for themselves and their families which has resulted into homelessness and construction of small shanty houses by the urban poor.

Therefore, examining PPPs as solution to provide housing to the urban poor comes at the right time because measures to provide housing to the urban poor are needed now and necessary actions should be taken as soon as possible to overcome a looming crisis.

1.7 Scope and area of study

1.7.1 Geographical scope

The research was limited to the district of Kampala in particular Kawempe division due to reasons here-under but the outcomes (recommendations and conclusions) are very much applicable in most urban areas of Uganda. The reasons include; Time constraints, availability of data, financial constraints, easy accessibility of Kampala.

1.7.2 Content scope

The study was strictly limited to examining public private partnerships as a solution to provision of housing to the urban poor. The urban poor referred here are persons whose income is insufficient and cannot enable them build or rent decent houses for themselves.

1.7.3 Time scope

The entire research has taken a period of 6 months. From December 2022 to May 2023 when the final presentation of research findings was done.

The literature reviewed was one which has been produced and published in the last ten years.

2 CHAPTER TWO: LITERATURE REVIEW

Introduction

This chapter reviews existing literature on the concepts and variables under study bringing out case studies, ideas and arguments by different professionals on the variables, frameworks around the variables and explaining of the key concepts in the study. The chapter contains my own evaluation and analysis of the literature as well as the conclusion.

2.1 Key terminologies and concepts used

2.1.1 Defining the urban poor

The central focus for this research is to examine public private partnerships as a strategy to provide housing for the urban poor in Kampala.

In context of this, urban poor are low-income earners who cannot afford to construct or rent a decent house for themselves (KCCA, 2022). This category of people largely lies in the informal sector such as boda boda riders, casual labourers, among others. This usually leaves them homeless or staying in shanty small houses in slums.

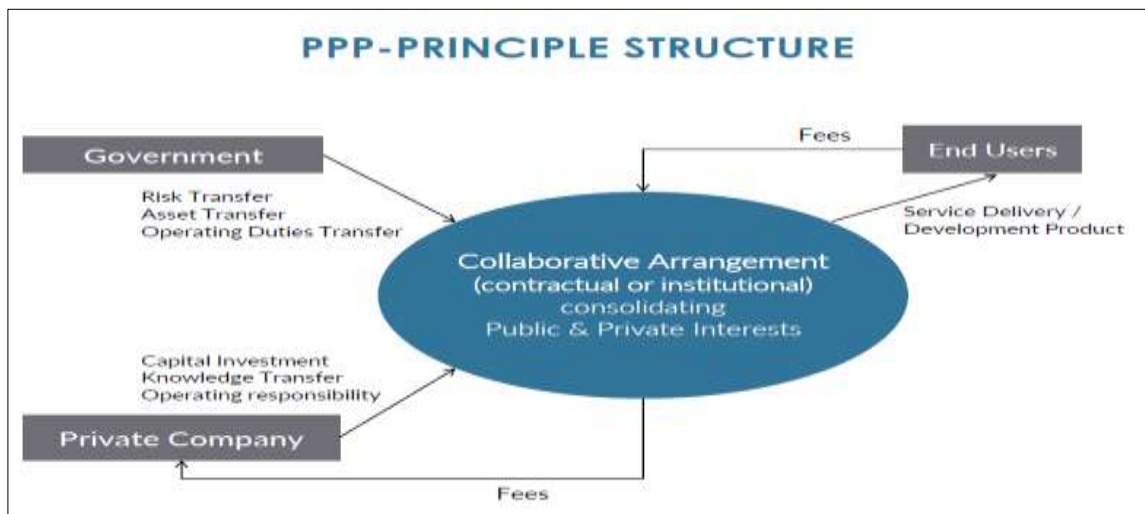
2.1.2 The concept of Public Private Partnerships (PPPs)

Public Private Partnerships (PPPs) are characterized by a public entity transferring or sharing ownership, financing responsibility, or operations of a public facility or asset with a private company. The private company commits to a combination of constructing, financing, or operating responsibilities in relation to the public facility of asset, eliminating or reducing the responsibility of the public sector.

In exchange for incurring the responsibility of construction / financing / operating the asset, the private sector partner collects fees or other revenues that would otherwise go to the public treasury. In theory, the private sector benefits by earning a profit on the capital improvement and/or operation of the asset, while the public sector benefits from avoidance of upfront capital and/or operational costs, as well as efficiencies in construction and service delivery

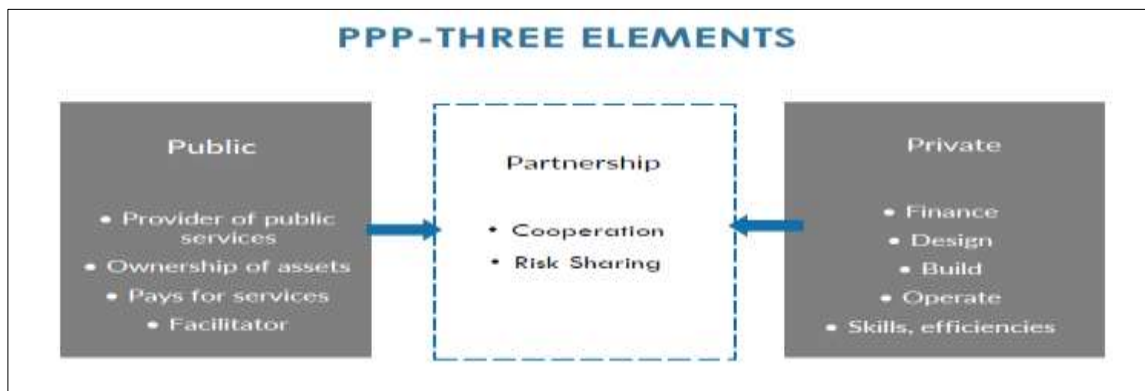
The PPP arrangement is typically governed through a formal partnership agreement that stipulates how the costs, risks and rewards of the transaction are shared, what each party must guarantee, and what remedies can be used in the event of nonperformance or default. PPPs can take the form of long term contractual or institutional arrangement between a public authority and a private party, e.g.: A formal joint venture (Example: Government creates housing authority and shares equity with private investors for developing affordable housing).

Figure 1: Public private partnership principle structure



Source; City Resilience Program, World Bank

Figure 2: Three elements of Public Private Sector Partnerships (PPPs)



Source; City Resilience Program, World Bank

2.1.3 Process of Public Private Sector Partnerships (PPPs) in Uganda

According to the public private partnership act, the process starts with project inception where a preliminary economic cost-benefit analysis of the project is carried out, feasibility studies are conducted, procurement of public private partnerships i.e. the bidding process starts, disqualification of bidders and evaluation of bids, public private partnership agreement, monitoring of public private partnerships, accounting and reporting, establishment of a project development facilitation fund and then auditing (uganda p. o., 2015).

2.1.4 The concept of housing

According to UN Habitat, housing incorporates aspects of an environment that is safe, secure, habitable and provides an opportunity for better lives of occupants.

2.2 ROLES OF KEY STAKEHOLDERS IN PPPs

2.2.1 GOVERNMENT

a) Provision of land

Government of Uganda through various institutions such as KCCA and local government such as district land boards holds a lot of public land some of which is undeveloped.

Under the land rights of dwellers in informal settlements and slums in the Uganda national land policy, the policy statement says “government will ensure the supply of affordable land in urban areas and provide a framework for regularizing land tenure for dwellers in informal settlements and slums” (UN habitant country program, 2016). Therefore, for the success of PPPs, it is important that part of the idle public land be earmarked for development of housing for the urban poor.

b) Facilitation and provision of support infrastructure

It’s the mandate of government to provide and facilitate infrastructure developments in the economy for its citizens. A similar responsibility befalls them in formation of PPPs which includes provision roads, electricity, water and sewerage lines. This is because setting up these infrastructures is very expensive and cannot afforded by many private partners to government.

c) Ownership of the project

When the housing project is done, as one of the elements of PPPs, ownership will be by the government. Operating it will be done by the private developers up to an agreed period when the private developer has recouped his investment and the government can take over ownership.

2.2.2 PRIVATE SECTOR

The Uganda government liberalized service delivery by means of privatizing, outsourcing and divesting from noncore services and facilities. The private sector in Public Private Sector Partnerships (PPPs) plays an important role in the provision of housing through;

a) Project design, build and operations

In PPPs, the private partner is assigned the responsibility of designing and designing the project and also operating and running the project when it’s done. This is of course done in consultation with the government representative partner;

b) Provision of financing

Financing the implementation of the housing project falls to the private partners because this is the prime reason for PPPs to avail alternative financing for public projects that would otherwise be impossible or would overstretch limited public resources.

2.3 CASE STUDIES IN E. AFRICA

In the E. African region, Public Private Partnerships (PPPs) have taken been formed and implemented for purposes of providing housing to especially the urban poor as shown below.

a) Bwiza riverside affordable housing project in Kigali, Rwanda

This project was by unveiled in February 2022. It's funded by ADHI corporate in partnership with government of Rwanda and was designed to provide affordable housing to the people in Kigali. The project is estimated to comprise of 1680 affordable houses and 720 luxury units upon completion in the next 2 years.

Commenting on the project, Rwanda Development Board (RDB) CEO, Clare Akamanzi said: "we encourage more developers to take advantage of existing incentives which include the provision of infrastructures like roads, water, and electricity, and a reduced corporate income tax of 15%" (Rwanda Development Board RDB, 2022).

b) Kitui county affordable housing project in Kenya

This project is a PPP between Kitui county government and two private firms i.e., Tecnofin Kenya limited, a local real estate company and Keiwa Group of companies. The project was rolled out in 2020 and looks at construction of 2000 units of modern houses. It's situated in kalawa and manyenyoni estates which are close to Nairobi city. The project is expected to cost about Kenya shillings 6 billion (mutua, 2020).

c) Bujjuko low-cost housing project in Mukono, Kampala

This was a small PPP housing project of 34 houses constructed by Swedish cooperative Centre and Water Aids Uganda. The aim of the project was to provide improved housing and water sanitation to people who live in slums.

Each house was selling at Uganda shillings 26 million. It required a commitment fee of ugshs.1 million upfront and then Ugshs. 70,000 each month for 30 years from when the person acquires full ownership of the house (sanya, 2016).

There are also projects outside the E. African region and they include;

d) **The Abuja Mass Housing Project in Nigeria**

This is still under construction with an estimated capacity of 10,000 housing units on 18 hectares of land for the urban population in Abuja city. This project is expected to ease up on the housing challenges faced by city residents in Abuja

2.4 Discussion of Public Private Partnerships (PPPs) in Uganda

PPPs in Uganda especially in the field of housing and accommodation are still in their early stages. According to Peace Kabunga, the Executive Director at Housing Finance Bank (HFB), one of the solutions to provide housing for low-income earners and urban poor is PPPs. She adds that it is more promising and has worked in other countries to deliver massive low-cost housing projects in developing countries.

She continues to argue that in a typical low-cost housing PPP, government can for example offer free land and or bulk infrastructure such as roads, water and electricity among others, while private sector can meet the building costs and fees associated with the housing project, housing microfinance for end users and any other subsidies to make ownership affordable.

Crucial to the success of a PPP project is the selection of proper partners, commitment and willingness of partners to cooperate. The project should be feasible and attractive to the private sector (Mukasa, 2022).

Some of the challenges faced by PPPs in Uganda include lack of political will and commitment, political interference, lack of transparency within PPP players and weak public sector institutions.

2.5 Conclusion

Public private partnerships have started gaining popularity in many African states in terms of delivering housing solutions to the urban poor in urban centers and cities which have been grappling with increasing growth of slums and poor housing for urban residents.

This move has been intended largely on improving housing conditions of the urban population who live largely in slum areas.

PPPs have also been encouraged by growth of the private sector due to privatization of these countries' economies which has created a strong private sector in terms of financial ability and also technical capabilities. Most of the private sector partners are local firms.

PPPs on housing projects reduces financial stress on the limited government resources and also provides an investment opportunity to private sector players in providing housing to the urban poor.

In a nutshell, given the increasing levels of urbanization, current housing deficit and an already existing challenge of informal settlements in Kampala and Uganda at large, Public Private Partnerships can help solve these challenges and provide housing for the urban poor as it has been evidenced in the case studies discussed earlier.

3 CHAPTER THREE: RESEARCH METHODOLOGY

3.1 Introduction

Under this chapter; research approach, design, methodology and research tools that were used to carry out the research are discussed. Other areas covered here are; the target population, sample size, sampling procedure, data validity, data control as well as reliability and ethical considerations.

3.2 Area of study

The case study for this research was Kampala; but to meet the specific objective of examining public private partnerships as a strategy to provide housing for the urban poor in Kampala, a study was carried out in Kawempe division was selected randomly out of the 5 divisions since all the divisions have major slums that bear similar characteristics.

The area was selected basing on statistical data got from KCCA, Kawempe division. The unit of analysis was the household.

Kawempe division has got a number of slum areas which are characterized by poor housing conditions, poor garbage disposal and sanitation, congestion and high concentration of people in small houses, poverty among slum dwellers and low-income earners.

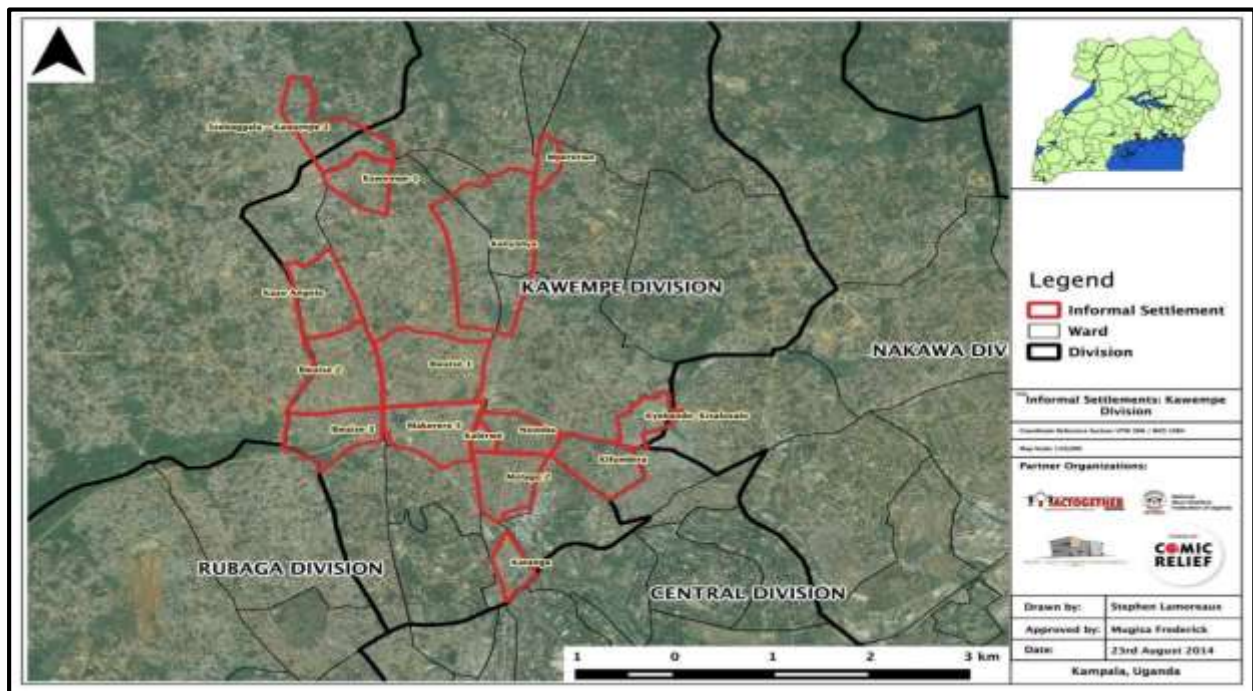
Some of the slums in my area of study include; Bwaise, Katanga, Kalerwe and Mulago B slums in Kawempe division among others.

Photos of the housing in Katanga slum



Source; The independent 2018

Figure 3: An aerial view of the state of housing of Kawempe division



Source; google maps

3.3 Research design

This showed the plans and the procedures for research that span the decisions from broad assumptions to detailed methods of data collection and analysis. The research study is of mixed research which enabled the researcher incorporate the qualitative data in this study into quantitative data for easier and better understanding of the research variables.

A descriptive research study was used in this research which studied the current situation and accurately portrayed the characteristics and findings to a larger group. The quantitative method handled information obtained from the questionnaires administered to respondents and statistical analysis applied. On the other hand, the qualitative method handled data from literature and Stakeholders to gain deeper insights into the roles of stakeholders and challenges faced by PPPs. The mixed research method was used concurrently in order to help in achieving the objectives and thus deduct conclusions and recommendations for the study.

3.4 Research approaches

The research approach used was mixed that is quantitative and qualitative. Both approaches were used in this study.

3.4.1 Qualitative approach

This approach looks at exploring and understanding the meaning individuals or groups ascribe to a social or human problem. It was typically used to capture respondent's understanding, feelings and perceptions about the variables under study.

3.4.2 Quantitative approach

Quantitative approach is a means for testing objective theories by examining the relationship among variables. It also involves capturing quantifiable data/information from which, results are statistically analysed. It was used to answer questions about relationships, behavior and performance of variables under study.

3.5 Target Population

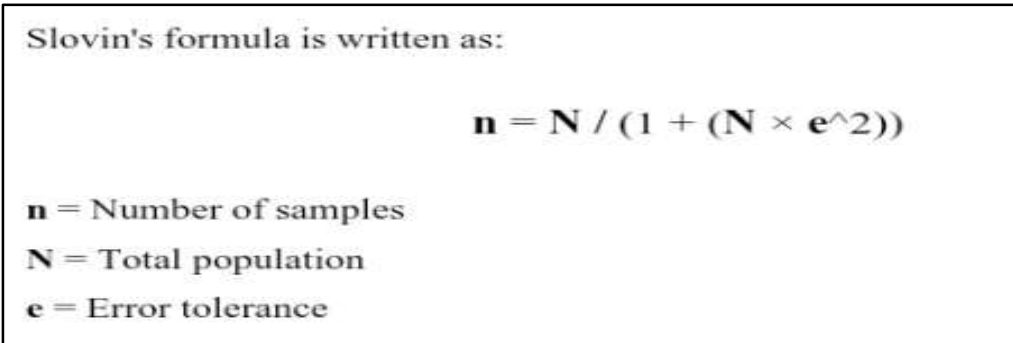
This referred to a set of people or groups of people and households that were investigated. For this study, data on my target population was obtained from KCCA data on housing of urban poor in slums and also other government and non-government organizations in the field of housing in slum areas especially civil society organizations.

3.6 Sampling method and sampling techniques

I used purposive and convenient sampling techniques in order to establish the sample size. Purposive was used because the researcher targeted groups of people that can provide the required information for the study.

A sample size was determined using Slovin's formula below. From the formula, my sample size was 60 respondents.

Figure 4: slovens formula



Slovin's formula is written as:

$$n = N / (1 + (N \times e^2))$$

n = Number of samples
N = Total population
e = Error tolerance

Source; Research statistics

Table 1: Target population, sample size and sampling method used

Population category	Targeted Population	Sample	Sampling method
Private property developers	15	10	Purposive sampling
MLHUD and KCCA officials	15	10	Purposive sampling
NGOs	15	10	Purposive sampling
urban poor	40	30	Convenient sampling
Total	85	60	

Source; Microsoft word

3.7 Data collection tools and methods

I used questionnaires and literature reviews as the main tools of data collection. The questionnaires will be made of both open ended and close ended questions to exhaustively capture the intended information. Reviewing of literature was done before using articles, research papers, journals, etc. to get other authors' views about the topic under study.

Table 2: Data collection tools and methods

TOOL	Method	Target Population
Questionnaire	Questionnaires	Urban poor, Private property developers, NGOs, MLHUD and KCCA authorities

Source; Microsoft word

3.8 Data sources

This study used both primary and secondary data sources.

Primary Data

This is data that I personally gathered from the target population in the field. This data was gathered through questionnaires that were both online and hardcopies.

Secondary Data

This data was gathered from secondary sources for example publications and documents about PPPs, the housing challenges and various solutions that could be adopted to resolve the issue. This was got especially by studying the case studies to this topic in the E. African region and beyond.

3.9 Ethical Considerations

Ethics of the research here refers to the morals of the investigation or intervention as regards to the minimal abuse, disregard, and safety, social and psychological wellbeing of the person, community and / or animals.

During this research, respondents to questionnaires were first briefed, and their level of Education was established. This is because my questionnaires were in English and not all people understand it.

I helped out some respondents by asking them questions in the questionnaire and filling in since some terms were not easily understood by the respondents. Also, the university Identity card as well as an introductory letter was presented to the various officials to clarify about my identity of the researcher.

3.10 Data control

To ensure accurate data collection, the instruments used in data collecting, particularly questionnaires, were verified for validity and reliability. The face validity test was used to determine the questionnaires' validity. This entailed having experts with understanding of the topic go over the questionnaire and see if it captured the topic under inquiry.

On the other hand, reliability was assessed using Cronbach's Alpha that was obtained automatically from the SPSS software by inserting sample data that was collected before the data collection phase began. The obtained alpha value got was compared against the acceptable alpha value of 0.7

4 CHAPTER FOUR: FINDINGS, INTERPRETATION AND DISCUSSION

4.1 Research Findings and Interpretation of Data.

This chapter presents the results obtained from the data that was collected from the field through the questionnaires that were dispatched and the analysis of this data using different analysis techniques which will be further discussed. It also presents an in-depth discussion of public private partnership and the housing conditions of urban poor in Kampala.

This chapter further explains the steps that were taken by the researcher to achieve the specific objectives of the study and is therefore structured to show the findings in relation to the objectives of the study.

Response Rate

From the methodology in chapter three, I had estimated to administer questionnaires to sixty-six (66) respondents to the different sector players to gather information about the topic of study. However, it was not possible to achieve a 100% response rate due to inconveniences like some respondents being out of office at the time the data was being collected, the unwillingness of some perceived respondents to participate in the study, and limited resources for example financial resources on the researcher's side as well some respondents not being able to attempt all the questions asked in the questionnaires.

Following the above-cited problems, the researcher managed to collect only fifty-three (53) questionnaire responses representing a response rate of 80%.

Table 3: Questionnaire response rate

RESPONDENTS	EXPECTED	ACTUAL
NGO's	10	7
Urban poor	36	35
Government officials	10	7
Private property developers	10	4
TOTAL	66	53

Source: Primary Data, Microsoft word

4.2 SPECIFIC OBJECTIVE ONE

To establish the relationship between public private partnerships and provision of housing in Kampala.

The collected data provides some insights into the relationship between PPPs and provision of housing in Kampala. The analyzed data is shown below.

Figure 5: Descriptive statistics from analysed data

Descriptive Statistics														
	N	Range	Minimum	Maximum	Sum	Mean	Std. Deviation	Variance	Skewness	Kurtosis				
	Statistic	Statistic	Statistic	Statistic	Statistic	Statistic	Statistic	Statistic	Statistic	Statistic	Std. Error	Statistic	Std. Error	Statistic
your_experience_in_ppp_houses	22	3.00	2.00	5.00	83.00	3.7727	.19664	.02231	.851	-1.108	.491	.580	.953	
how_has_involvement_of_private_sector_players_contributed	22	3.00	1.00	4.00	37.00	1.6818	.20158	.04548	.894	1.464	.491	1.552	.953	
Valid N (listwise)	22													

Source: Primary Data analysed in SPSS

For the variable "your experience in PPP houses", the mean value is 3.7727, indicating that on average, the respondents had a positive experience with PPPs as a solution for providing housing to the urban poor. The minimum value of 2.00 and maximum value of 5.00 suggest that the respondents had varying degrees of experience with PPPs.

For the variable "how has involvement of private sector players contributed", the mean value is 1.6818, indicating that on average, the involvement of private sector players has only had a moderate contribution to the provision of housing to the urban poor in Kampala. The minimum value of 1.00 and maximum value of 4.00 suggest that the respondents had varying degrees of opinion on the contribution of private sector players in this area.

Overall, the data suggests that there is a positive relationship between PPPs and provision of housing in Kampala. However, the contribution of private sector players towards this goal may be limited, indicating that there is still room for improvement in this area.

4.3 SPECIFIC OBJECTIVES TWO AND THREE

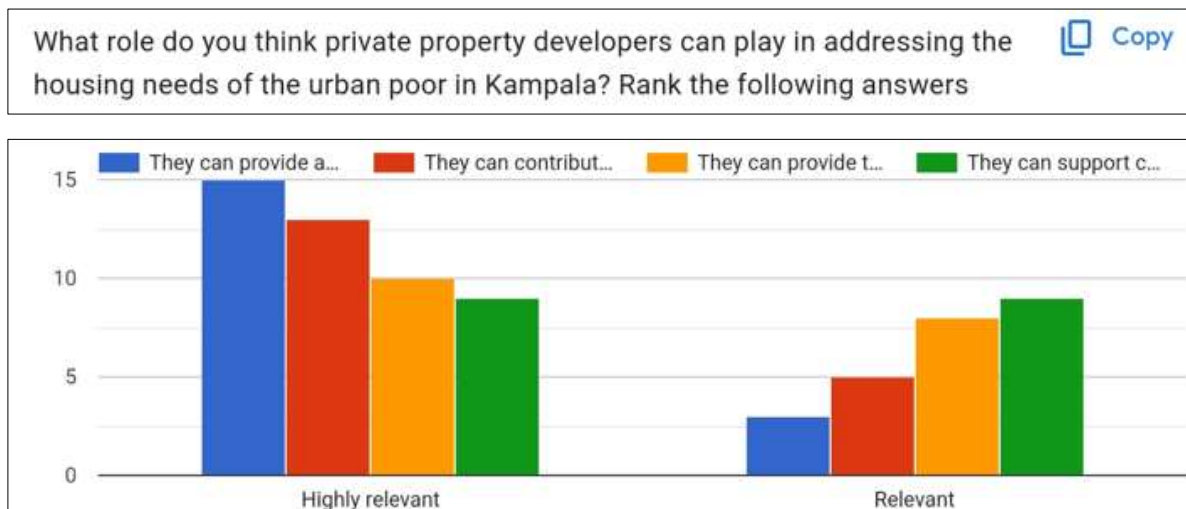
From my research objectives two and three, which were; to understand the role of various stake holders such as private property developers, the urban poor and government in creating housing for the urban poor and; to establish the existing bottlenecks to PPPs towards creation of housing for the urban poor in Kampala, I was able to achieve my two objectives using the descriptive data as I explained below.

4.3.1 PRIVATE PROPERTY DEVELOPERS.

The role of private property developers in creating housing for the urban poor in Kampala.

This question tried to find out the opinion of stakeholders on the role that private property developers play in providing housing solutions for the urban poor in Kampala. Providing affordable housing solutions and contributing to the development of infrastructure and amenities came out as the highly relevant of roles while providing technical expertise, resources and supporting community engagement and empowerment came out as relevant roles. This is shown as follows.

Figure 6: Role of private property developers in PPPs.



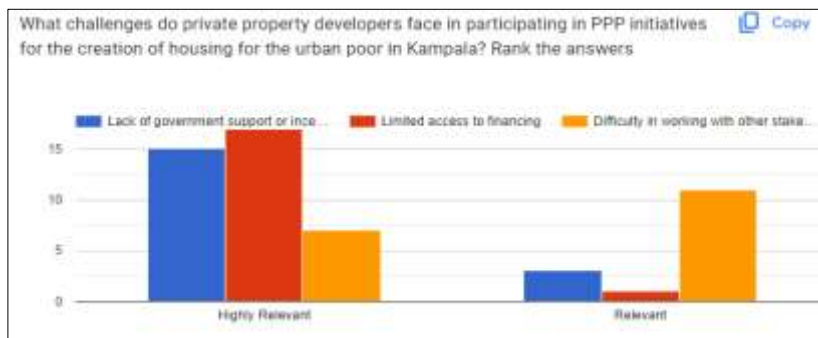
Source: Primary data (Questionnaire)

The roles of private property developers in addition to the above include; constructing affordable housing solutions, contributing to the development of infrastructure and amenities such as water supply, electricity and road networks, supporting community engagement and empowerment and also providing technical expertise and resources while working with other stakeholders in PPP initiatives.

Challenges faced by private property developers in participating in PPP initiatives.

From the responses got, limited access to funding and lack of government incentives were categorized as highly relevant challenges while difficulties encountered working with other stakeholders came out mostly as relevant as seen below.

Figure 7: Challenges faced by private property developers in PPPs



Source: Primary data (Questionnaire)

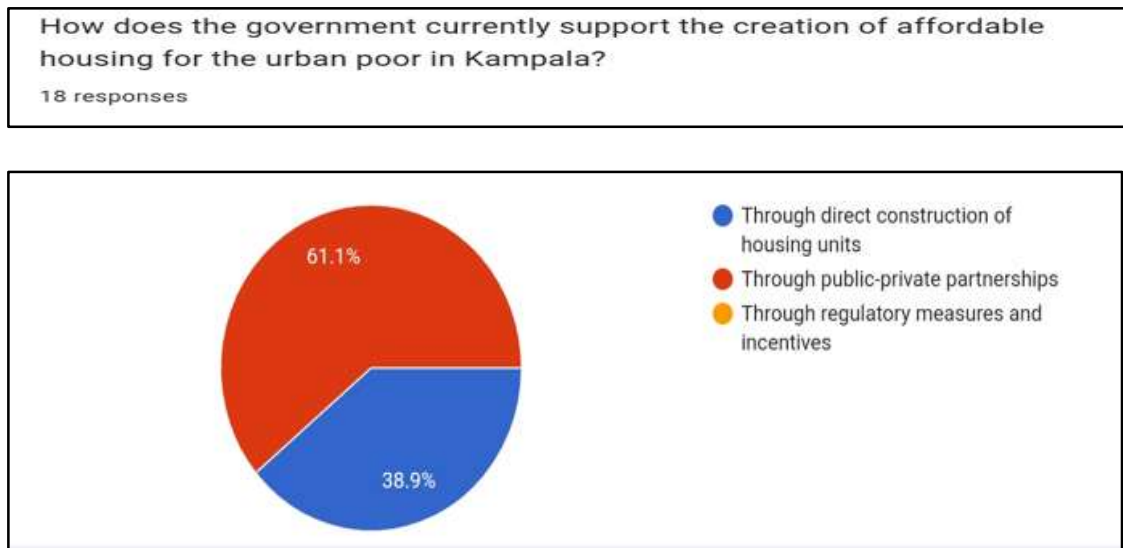
Limited access to funding is caused by general weak economies of developing countries such as Uganda as well as poor performance in the overall economy which does not attract a lot of foreign investments especially into the housing sector. Lack of government support or incentives for example failure to provide development infrastructure such as piped water, access roads and electricity discourages private property developers from participating in PPP initiatives. Difficulties encountered in working with other stakeholders is another challenge which is brought about by different interests held by individual stakeholders for example government interest in sustainability and affordable housing might clash with developers interests in profit maximization.

4.3.2 GOVERNMENT

The government's responsibility and need for community participation in creating housing for the urban poor in Kampala

From the responses of the urban poor on the government's responsibility in providing housing currently to the urban poor, majority of the respondents (61.1%) believe that it should be through PPPs while 38.9% believe it should be through direct construction of housing unit. This is shown below.

Figure 8: Role of government in PPP initiatives.



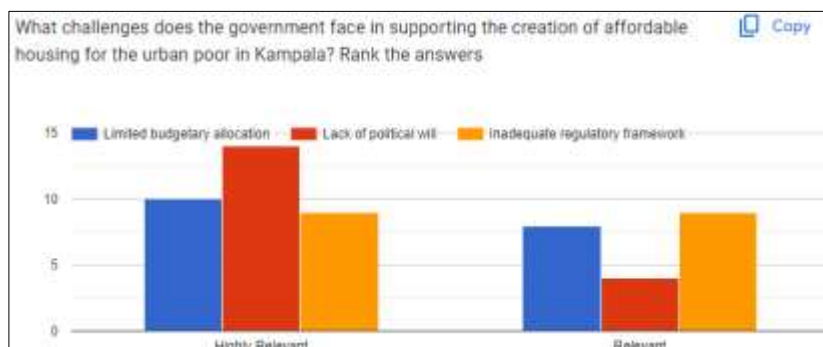
Source: Primary data (Questionnaire)

The roles of government in PPP initiatives include; direct construction of housing units for the urban poor, initiating and coordinating public-private partnerships and also putting in place necessary regulatory measures and incentives to encourage PPPs formation.

Challenges faced by the government in supporting housing for the urban poor

From collected data, lack of political will came out as the highly relevant challenge while limited budgetary allocations and inadequate regulatory framework came out as relevant as shown below.

Figure 9: Challenges faced by government in supporting PPPs



Source: Primary data (Questionnaire)

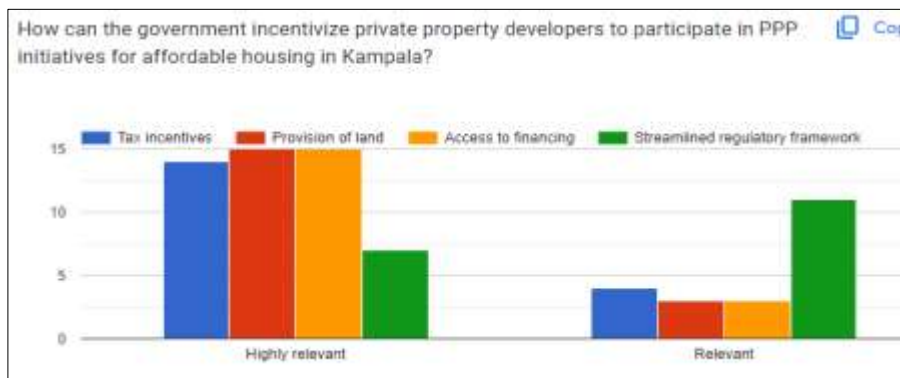
Lack of political will can be brought about by lack of the adequate information on how PPPs operate.

Limited budgetary allocations are caused by a small budget as well as allocating the few resources to more pressing issues in the budget. Inadequate regulatory framework exists in form of weak enforcement mechanisms, old and outdated laws and regulations.

How government can provide incentives to encourage PPP initiatives.

Collected data shows that provision of land, access to financing and tax incentives are the highly relevant incentives while streamlining regulatory frameworks is relevant.

Figure 10: Incentives to private property developers to participate in PPPs



Source: Primary data (Questionnaire)

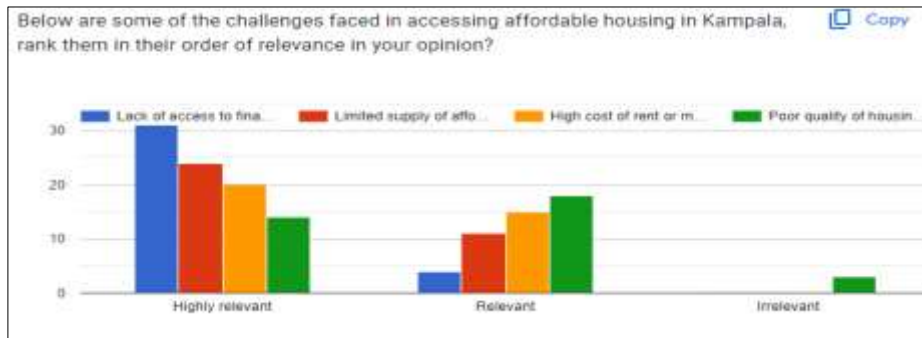
Providing access to financing through lowering central bank’s lending rate which reduces the cost of borrowing is key. Provision of land at a reduced price with the necessary land records is another key incentive. Tax incentives in form of tax holidays granted to property developers and reduced taxes on construction materials would encourage more developers to join and participate in PPP initiatives.

4.3.3 URBAN POOR

Challenges faced in accessing housing by the urban poor in Kampala

From the urban poor responses, the respondents were able to rank the challenges faced by urban poor in their quest for housing. Lack of access to financing was the most relevant of the challenge faced in accessing housing to the urban poor of Kampala followed by limited supply of affordable housing. Poor quality of housing options was ranked as the most relevant challenge followed by high cost of rent or mortgage financing.

Figure 11: Challenges faced by urban poor



Source: Primary data (Questionnaire)

Lack of access to financing appears inform of lack of adequate collateral security to acquire mortgage loans. limited supply of affordable housing options is caused by high construction costs incurred by developers and high costs of land for development. High cost of rent or mortgage financing is caused by high interest rates on borrowed funds. Poor quality of housing options is brought by use of poor-quality raw materials, and poor workmanship in construction processes among other reasons.

4.3.4 NON-GOVERNMENT ORGANISATIONS, NGOS Roles of NGOs in creating housing for the urban poor.

From collected data, providing technical support to housing initiatives and mobilizing resources for housing projects were ranked the highly relevant roles while advocating for the rights of the urban poor to affordable housing and providing training and capacity building for communities came out as relevant roles as seen below.

Figure 12: Roles of NGOs in PPPs



Source: Primary data (Questionnaire)

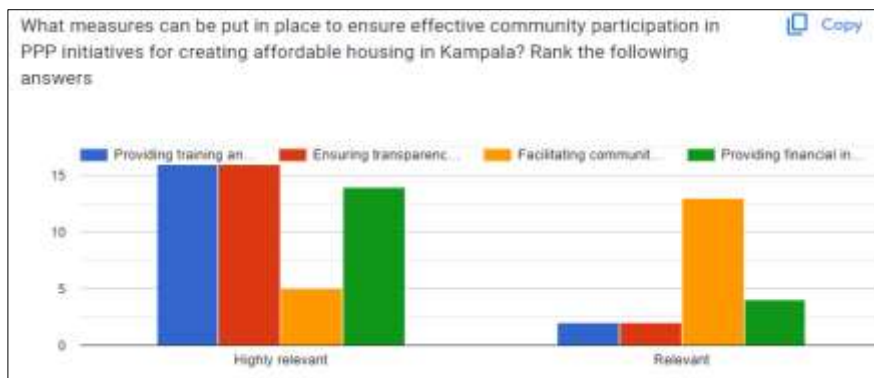
Some NGOs have been involved in providing technical support and mobilizing resources in PPP initiatives as I covered them in chapter two under case studies. But usually, these NGOs are interested in advocating for the rights of the urban poor and providing training and capacity building for communities of urban poor.

They do so by engaging relevant stakeholders in these initiatives such as government and property developers to provide special considerations to the most vulnerable in these communities such as elderly, PWDs among other groups.

Measures to take to ensure community participation in PPP initiatives

Data collected showed that providing training and capacity building for communities, ensuring transparency and accountability in the PPP process and also providing financial incentives for community participation were the highly relevant measures while facilitating community consultation and involvement in decision-making was a relevant measure as shown below.

Figure 13: Measures to encourage community participation.



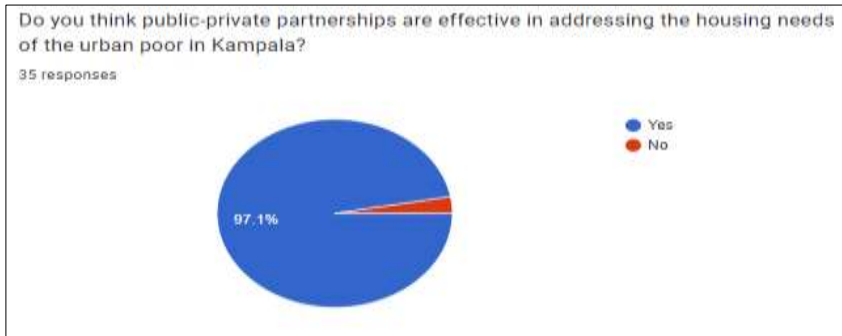
Source: Primary data (Questionnaire)

Providing training and capacity building for communities is necessary to educate communities on their roles in PPP initiatives which makes it easier for other stakeholders to participate. Ensuring transparency and accountability in the PPP process through demanding accountability reports from PPP implementers and carrying out follow-ups on the progress of the work. Providing financial incentives for community participation draws the attention of communities to participate. Facilitating community consultation and involvement in decision-making keeps community members interested and participating.

4.4 DISCUSSION OF PUBLIC PRIVATE PARTNERSHIPS.

On the popularity of the potential that is possessed by PPPs to provide housing to the urban poor, 97.1% acknowledge the huge potential they possess and think they can be an effective way of addressing the housing needs of the urban poor in Kampala. However, 2.9% of the respondents don't think so. This implies that the huge potential in PPPs is largely untapped and can provide housing solutions to the urban poor if pursued. This is shown below.

Figure 14: Opinions on effectiveness of PPPs



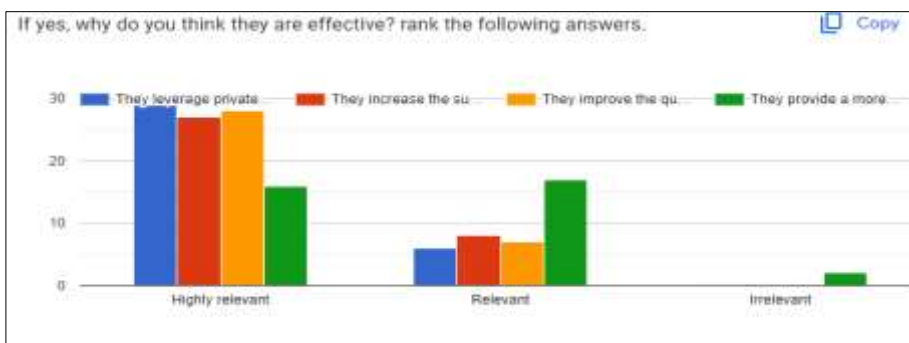
Source: Primary data (Questionnaire)

Strengths of PPPs (why they can be effective)

From the data collected, respondents were asked to rank the reasons why PPPs can be very effective, leveraging private sector expertise and resources and increasing the supply of affordable housing came out as the highly relevant while providing sustainable solution to housing needs and improving the quality of housing solutions came up as relevant strengths as shown below.

Figure 15

Figure 15: Reasons for effectiveness of PPPs



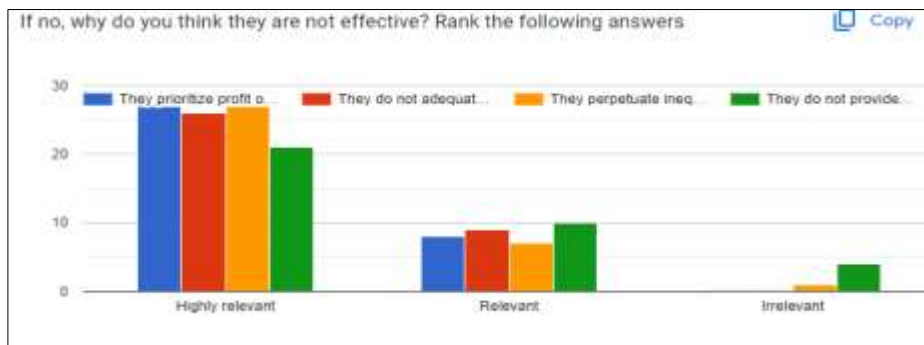
Source: Primary data (Questionnaire)

Private sector possesses expertise and financial resources necessary in planning and implementation of PPP initiatives. But having government and NGOs in such initiatives also encourages building of affordable houses of good quality and also ensuring sustainability of housing solutions.

Weaknesses cited in PPPs (why they are not effective)

The respondents were able to rank the reasons why PPPs may not be the strongest solution to provide housing solutions for the urban poor in Kampala as follows. Prioritizing profit over providing affordable housing and perpetuating inequalities and exclusion were categorized as highly relevant while failure to adequately address the needs of the urban poor and failure to provide a sustainable solution to housing needs were classified as relevant.

Figure 16: Reasons why PPPs are not effective



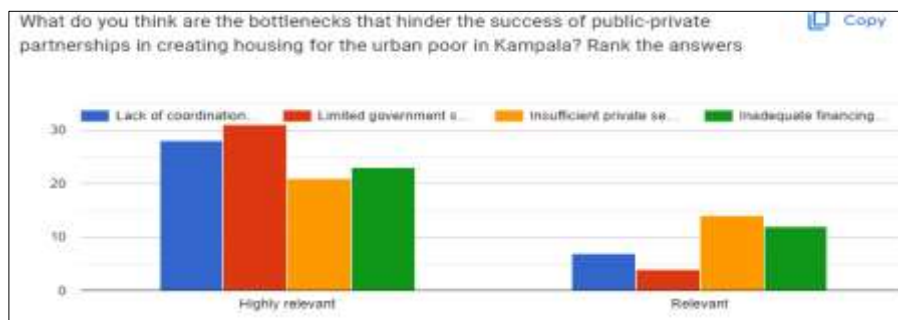
Source: Primary data (Questionnaire)

Having private property developers whose goal is usually profit maximization can be challenging. They usually build mostly for middle class and high-class people causing housing inequalities and thus failing to respond to the needs of the urban poor who require low-cost affordable housing. Profit maximization usually overshadows sustainability and hence compromising it in PPP initiatives.

Challenges that have hindered the success of PPPs

From the responses got, limited government support or incentives and lack of coordination among stakeholders were classified as highly relevant while insufficient private sector engagement and inadequate financing options were grouped as relevant as shown below.

Figure 17: Bottlenecks faced by PPPs



Source: Primary data (Questionnaire)

Lack of coordination among stakeholders is brought about by poor planning and engagements among stakeholders. Limited government support is caused by lack of political will and budgetary allocations. Insufficient private sector engagement and inadequate financing options are a result of a weak private sector that has limited resources to undertake large housing estates for the big numbers of urban poor. These challenges can be also attributed to; Lack of awareness or information and lack of trust in PPPs by stakeholders.

5 CHAPTER FIVE: CONCLUSIONS AND RECOMMENDATIONS.

5.1 CONCLUSION

From the topic of the study stated in chapter one, examining PPPs as a solution strategy to provide housing to the urban poor in Kampala has uncovered a lot of realities and most importantly provided a practical and viable proposition which has been well supported by the data analyzed and findings acquired in chapter four. I have discussed the existing bottlenecks such as lack of trust among stakeholders, lack of financing options among others to act as an eye opener to the relevant stakeholders to take the necessary steps and address the challenge.

I have been able to identify roles of various stakeholders in the development and success of PPPs, been able to establish the relationship between PPPs and lack of housing, have examined the practicability as well as the popularity of PPPs among the stakeholders involved and therefore the conclusions and recommendations reached have been informed by the data analyzed and the results got.

This presents to the stakeholders that is the private property developers, the NGOs, the urban poor and the government, a solution that can and should be adopted to respond to the housing challenges faced by urban poor in Kampala and other urban areas in Uganda especially with continuous growth of slums and related problems such as poor health, pollution and environmental degradation, urban crime among others.

The challenges holding back the formulation and implementation of PPPs have been well discussed, the possible solutions have been discussed and various case studies have been brought to the fore for the stakeholders to benchmark in preparation for a response to this growing housing challenge.

Overall, the relevance, importance and timing of this topic could not be better and given the growing housing deficit of Uganda, high population growth rates coupled with high urbanization rates, the need for a response from stakeholders to provide housing to the growing population of urban poor is huge and necessary steps should be taken to stop a bad situation from getting worse.

Therefore, PPPs can be a solution strategy in creating housing for the urban poor in Kampala and Uganda at large.

5.2 RECOMMENDATIONS

From my research objectives and research questions discussed in chapter one and having studied the challenges holding PPPs back from being formulated and implemented, I would like to make the following recommendations;

To address the lack of trust among stakeholders, better legal and institutional frameworks need to be formulated by the government to forge a healthy working relationship with other stakeholders especially private property developers as well as NGOs in the housing industry.

Private property developers are also being held back by lack of adequate and low-cost financing to invest in constructing houses for middle to low class income earners in the economy. Working together through PPPs will enable pooling of resources (financial and technical) among the stakeholders and enable construction of houses for the urban poor and slum dwellers.

Provision of public land which is vacant at a cheaper price to developers by the government and streamlining the land acquisition processes will also be key in tackling both high costs of construction and bureaucracy which have slowed down formulation and implementation of PPPs and delivery of housing solutions to the urban poor.

Lack of political will and budgetary allocations can be handled by proper planning and prioritization of the most pressing issues faced by the public. This can be achieved by engaging with communities more in planning processes to respond better to the challenges of the public.

I recommend that concerned stakeholders need to start up PPP initiatives and tap into the opportunities they present in order to solve housing challenges in urban areas faced by the urban poor.

Lastly, I also recommend that further research be made in finding other solutions to the housing challenges faced by the urban poor in Kampala.

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7 APPENDICES

This section comprises the anticipated budget and works plan/time framework

7.1 Budget

This is the anticipated financial plan for the implementation of the research project.

Table 4: Anticipated financial budget

NO	ITEM	QUANTITY	RATE (Ugx.)	AMOUNT (Ugx.)
1	Printing and Stationery	Lumpsum	50,000	50,000
2	Transport	Lumpsum		150,000
3	Meals	15	7,000	105,000
4	Airtime and Data bundles	Lumpsum		50,000
5	USB Flash disk	2	25,000	50,000
6	Miscellaneous	Lumpsum		100,000
TOTAL				505,000

Source; Microsoft word

7.2 Equipment

There is a variety of equipment that were used during the research more so during the data collection and analysis stages. These among others include computer, clipboards, pens, camera, Mobile phone, and umbrella.

7.3 Time Schedule

This shows the various activities of the research and when they will be done in months.

YEAR	TIME SCHEDULE																														
	NOVEMBER			DECEMBER				JANUARY				FEBRUARY				MARCH				APRIL				MAY				JUNE			
MONTH	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Preliminary work																															
Literature review																															
Proposal writing																															
Proposal presentation																															
Data collection																															
Data analysis																															
Presentation of preliminary findings																															
Report writing																															
Submission of Draft Report																															
Final Project presentation																															
Submission of Final Report																															

MAKERERE



UNIVERSITY

DEPARTMENT OF CONSTRUCTION ECONOMICS AND MANAGEMENT

SCHOOL OF BUILT ENVIRONMENT

QUESTIONNAIRE

Questionnaire for private property developers, government officials, and NGOS

I am a **Land Economics** student carrying out research on **“Examining public private partnerships as a strategy to provide housing for the urban poor in Kampala.”** My request is to kindly spare some time to complete this questionnaire which will take 5 minutes. Your response will be used for academic purposes only and treated with utmost confidentiality, since your name and name of the enterprise will not be indicated anywhere on the questionnaire. Kindly also note that your tireless support and effort in making this study a success is very much appreciated.

QUESTIONS.

1. Have you been involved in any public-private partnership (PPP) initiative aimed at creating affordable housing for the urban poor in Kampala?
 - a. Yes
 - b. No
2. If yes, how was your experience working with other stakeholders in the PPP initiative?
 - a. Very positive
 - b. Positive
 - c. Neutral
 - d. Negative
 - e. Very negative
3. If no, what do you think are the reasons for not participating in such initiatives?
 - a. Lack of awareness or information about PPP initiatives
 - b. Lack of trust in PPPs
 - c. Lack of financial incentives for participation
 - d. Other (please specify): _____
4. What role do you think private property developers can play in addressing the housing needs of the urban poor in Kampala?
 - a. They can provide affordable housing solutions
 - b. They can contribute to the development of infrastructure and amenities
 - c. They can provide technical expertise and resources

- d. They can support community engagement and empowerment
 - e. Other (please specify): _____
5. What role do you think the government should play in creating affordable housing for the urban poor in Kampala?
 - a. Primary responsibility
 - b. Shared responsibility with private sector actors
 - c. No responsibility
 6. How does the government currently support the creation of affordable housing for the urban poor in Kampala?
 - a. Through direct construction of housing units
 - b. Through public-private partnerships
 - c. Through regulatory measures and incentives
 - d. Other (please specify): _____
 7. What challenges do private property developers face in participating in PPP initiatives for the creation of housing for the urban poor in Kampala?
 - a. Lack of government support or incentives
 - b. Limited access to financing
 - c. Difficulty in working with other stakeholders
 - d. Other (please specify): _____
 8. What challenges does the government face in supporting the creation of affordable housing for the urban poor in Kampala?
 - a. Limited budgetary allocation
 - b. Lack of political will
 - c. Inadequate regulatory framework
 - d. Other (please specify): _____
 9. What role do NGOs or community organizations play in creating affordable housing for the urban poor in Kampala?
 - a. Advocating for the rights of the urban poor to affordable housing
 - b. Providing technical support to housing initiatives
 - c. Mobilizing resources for housing projects
 - d. Providing training and capacity building for communities
 - e. Other (please specify): _____
 10. In your opinion, what are the main bottlenecks to PPP initiatives towards creating housing for the urban poor in Kampala?
 - a. Inadequate financing
 - b. Lack of government support or incentives
 - c. Limited private sector interest
 - d. Limited community participation
 - e. Other (please specify): _____
 11. How can the government incentivize private property developers to participate in PPP initiatives for affordable housing in Kampala?
 - a. Tax incentives
 - b. Provision of land
 - c. Access to financing
 - d. Streamlined regulatory framework
 - e. Other (please specify): _____

12. What are the challenges faced by urban poor communities in accessing affordable housing in Kampala?
 - a. High land and construction costs
 - b. Lack of access to financing
 - c. Lack of secure tenure and land rights
 - d. Limited government support
 - e. Other (please specify): _____
13. Do you think that community participation is important in PPP initiatives for creating affordable housing in Kampala?
 - a. Yes
 - b. No
 - c. Not sure
14. What measures can be put in place to ensure effective community participation in PPP initiatives for creating affordable housing in Kampala?
 - a. Providing training and capacity building for communities
 - b. Ensuring transparency and accountability in the PPP process
 - c. Facilitating community consultation and involvement in decision-making
 - d. Providing financial incentives for community participation
 - e. Other (please specify): _____
15. What role can the private sector play in supporting community participation in PPP initiatives for creating affordable housing in Kampala?
 - a. Providing technical expertise and resources to support community initiatives
 - b. Providing financial support to community initiatives
 - c. Encouraging the involvement of community organizations in the PPP process
 - d. Other (please specify): _____

Thank you for your participation in this research study!

MAKERERE



UNIVERSITY

DEPARTMENT OF CONSTRUCTION ECONOMICS AND MANAGEMENT

SCHOOL OF BUILT ENVIRONMENT

QUESTIONNAIRE

A QUESTIONNAIRE FOR URBAN DWELLERS.

I am a **Land Economics** student carrying out research on “**Examining public private partnerships as a strategy to provide housing for the urban poor in Kampala.**” My request is to kindly spare some time to complete this questionnaire which will take 5 minutes. Your response will be used for academic purposes only and treated with utmost confidentiality, since your name and name of the enterprise will not be indicated anywhere on the questionnaire. Kindly also note that your tireless support and effort in making this study a success is very much appreciated.

QUESTIONS.

1. Have you ever heard of public-private partnerships (PPPs)?
 - a) Yes
 - b) No
2. In your opinion, what is the role of private property developers in creating housing for the urban poor in Kampala?
 - a) They have a major role to play
 - b) They have a minor role to play
 - c) They have no role to play
3. What is the government's responsibility in creating housing for the urban poor in Kampala?
 - a) They have the primary responsibility
 - b) They have a shared responsibility with private sector actors
 - c) They have no responsibility
4. Have you ever lived in a house that was constructed through a PPP initiative?
 - a) Yes
 - b) No
5. If yes, how was your experience living in such a house?
 - a) Very positive
 - b) Positive
 - c) Neutral
 - d) Negative

- e) Very negative
6. If no, do you know anyone who has benefited from such an initiative?
 - a) Yes
 - b) No
 7. What are some of the challenges you face in accessing affordable housing in Kampala?
 - a) Lack of access to financing
 - b) Limited supply of affordable housing
 - c) High cost of rent or mortgage payments
 - d) Poor quality of housing options
 - e) Other (please specify): _____
 8. Do you think public-private partnerships are effective in addressing the housing needs of the urban poor in Kampala?
 - a) Yes
 - b) No
 9. If yes, why do you think they are effective?
 - a) They leverage private sector expertise and resources
 - b) They increase the supply of affordable housing
 - c) They improve the quality of housing options
 - d) They provide a more sustainable solution to housing needs
 - e) Other (please specify): _____
 10. If no, why do you think they are not effective?
 - a) They prioritize profit over social impact
 - b) They do not adequately address the needs of the urban poor
 - c) They perpetuate inequality and exclusion
 - d) They do not provide a sustainable solution to housing needs
 - e) Other (please specify): _____
 11. What do you think are the bottlenecks that hinder the success of public-private partnerships in creating housing for the urban poor in Kampala?
 - a) Lack of coordination among stakeholders
 - b) Limited government support or incentives
 - c) Insufficient private sector engagement
 - d) Inadequate financing options
 - e) Other (please specify): _____
 12. Have you ever participated in any housing-related PPP initiatives in Kampala?
 - a) Yes
 - b) No
 13. If yes, what was your experience participating in such an initiative?
 - a) Very positive
 - b) Positive
 - c) Neutral
 - d) Negative
 - e) Very negative

14. If no, why have you not participated in any housing-related PPP initiatives?

- a) Lack of awareness or information
- b) Lack of trust in PPPs
- c) Lack of eligibility for participation
- d) Other (please specify): _____

Thank you for your participation in this research study!