

**THE LIMITING FACTORS ON THE PERFORMANCE OF NATIONAL
HOUSING CORPORATION**

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ABSTRACT

This research is on limiting factors on the performance of National Housing Corporation. Every organization has a purpose or reason for its existence, which is defined in the vision and mission statements of the organization. According to the strategic corporate plan of NHC (2005 TO 2009), the Vision of NHC is to have a decently housed nation, the problem is that despite the good intentions expressed in the vision statement, there is a severe shortage of decent and affordable housing, especially in the major towns of Kenya, with about 55 per cent of Nairobi's population living in overcrowded informal settlements. According to the Permanent Secretary for housing (Daily Nation Tuesday 20th May 2008) the government policy to meet the demand of approximately 150,000 housing units annually will remain a mirage if all partners in the Housing Sector do not increase efforts in ensuring that the housing stock is delivered in the market to satisfy the ever increasing demand. The aim of this study was to the limiting factors that NHC faces in the course of implementing its mandate of housing Kenyans. The study will benefit NHC, the Kenyan Government, Scholars and other Stakeholders in the housing industry.

The study a descriptive research design and focused on NHC employees at the Nairobi Head Office. This is because the study was on limiting factors to the implemented and the staff are best placed to know these limitations. The population of interest for the purpose of this study was three hundred employees of National Housing Corporation at the Nairobi Head Office. A sample of forth five (15%) was taken using stratified random sampling method.

Data was collected mainly by use of questionnaires, which were both open-ended and closed ended. The data was analyzed by use of the statistical package for social sciences (SPSS), and presented using bar charts and pie charts.

The study established that inadequate housing policy at National Level, shortage of suitable land for housing development, difficulties in debt management and default by loanees of NHC, coupled with unaffordability of quality houses by majority of Kenyans, are a major limiting factors to NHC's performance.

The study concluded that there was need for NHC to address the limitations identified in the study. In so doing, it is recommended that NHC lobby's relevant arms of Government to address policies issues and also provide efficient urban transport systems.

Further research is also recommended in the area of alternative building technology.