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**INFLUENCE OF MORTGAGE FINANCING ON PERFORMANCE OF  
HOUSING PROJECTS IN NAIROBI, KENYA: A CASE OF KENCOM  
HOMES RUNDA PROJECT**

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**Abstract**

Housing project is a major purchase requiring mortgage finance in developing country. In Kenya, the housing projects has been funded mostly by commercial banks through mortgage financing yet many housing projects are taking too long to complete while experience cost overrun. This study therefore sought to determine influence of mortgage financing on performance of house construction project in Nairobi City County focusing on Kencom SACCO Runda Homes Project. This research study adopted a Cross-sectional descriptive survey design. The target population used for the study was 150 staff working at KENCOM SACCO. The study adopted stratified random sampling technique to select a sample size of 50. The study used both primary and secondary data. Questionnaire was used to collect primary data. Secondary data was collected for this study from KENCOM SACCO housing financing status reports. Descriptive analysis and inferential analysis examined the relationship between influences of mortgage risk factors in mortgage financing and performance of Kencom SACCO Runda Homes Project. The study found that that mortgage risk factor influenced performance of KenCom SACCO Runda Homes project. The study concluded that mortgage risk factors influenced KenCom SACCO Runda Homes project performance to a great extent.

*Key Words: Mortgage Financing, Mortgage Risk Factors And Homes Project Performance*