



**COUNTY ASSEMBLY OF MOMBASA
THE HANSARD**

Tuesday, 7th April, 2026

Third Assembly – Fifth Session
TWENTY FOURTH SITTING

*[The County Assembly met at 2:30p.m at the County Assembly Buildings]
[The Deputy Speaker (Hon. Fadhili Mwalimu Makarani) in the Chair]*

PRAYERS

The Deputy Speaker (Hon. Fadhili Makarani): Let us take our seats Honourable Members. Yes, Clerk?

PETITION

IMMEDIATE ESTABLISHMENT AND NOMINATION OF THE MOMBASA COUNTY AFFORDABLE
HOUSING COMMITTEE

*[The Deputy Speaker (Hon. Fadhili Mwalimu Makarani) exited the Chair]
[The Temporary Chair (Hon. Frankline Makanga) in the Chair]*

The Temporary Speaker (Hon. Makanga): Honourable Members, this House acknowledges a Petition received from the Likoni Estate Welfare Group addressed to the Clerk of the County Assembly; *Petition for the immediate establishment and nomination of the Mombasa County Affordable Housing Committee.*

We, the undersigned being citizens of the Republic of Kenya and residents of Mombasa County, draw the attention of the County Assembly to the following legal basis, that the Affordable Housing Act, 2024 mandates every County government to establish a County Affordable Housing Committee to oversee the implementation of housing projects and manage access to the housing levy funds within the County.

Two, the grievance that as of March, 2026, the County Executive of Mombasa has failed or ignored to establish and to formally nominate and present the members of this committee to the County Assembly for voting and approval. Consequences of delay, that the absence of this committee hinders transparent oversight, delays the localized allocation of housing units and prevents the County from fully utilizing the institutional frameworks provided under the National Housing Agenda.

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Previous efforts, that efforts to obtain a clear timeline of these nominations from the Departments of Lands, Urban Planning and Housing have not yielded a definitive public commitment as provided for by section 34 of the Housing Act, 2024. Certification, that the issues raised in this petition are not pending before any court of law or Constitutional or legal body. Therefore, your humble petitioners pray that the County Assembly;

- 1. Directs the County Executive Committee Member (CECM) for Housing to provide a status report on the formation of the Affordable Housing Committee within 14 days as provided by Article 183 (1) (b) and (d) of the Constitution of Kenya, 2010 and Section 34 (5) of Affordable Housing Act, 2024*
- 2. Urges his Excellency the Governor to immediately nominate qualified members to the County Affordable Housing Committee and submit their names for vetting within the stipulated time period to section 34 (1) (v) of Affordable Housing Act, 2014*
- 3. Ensures that the nomination process adheres to the principles of regional balance, gender equity and inclusion of persons with disabilities as per the Constitution and section 34, subsection 4 (a), (b), (d) of Affordable Housing Act, 2024.*

Petitioners, who are the undersigned?

We have;

- 1. Albert Adembesa,*
- 2. Alfred B. Ambani,*
- 3. Roselyne Nyangai Ngolia,*
- 4. Vivian Kipusa,*
- 5. Grace Atieno,*
- 6. Emelda Amuyuka,*
- 7. Paul Kombo,*
- 8. Anastasia Mwanake,*
- 9. Rose Achola,*
- 10. Phyllis Nderitu,*
- 11. Morris Ogutu,*
- 12. Jackson Maina,*
- 13. Kenneth Maingi,*
- 14. Danson Mwadime,*
- 15. Rajula, Julia Lumula,*
- 16. Grace Otieno,*
- 17. Brian Omolo,*
- 18. Caleb Wadegu,*
- 19. Pamela Ojoa,*
- 20. Florence Angaya,*
- 21. Fred Ayuchio,*
- 22. Stephen Mutuku,*
- 23. Jennifer Osimbo,*
- 24. Duncan Omondi,*
- 25. Patrick Kanyoro,*

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26. *Phoebe Amasubor,*
 27. *Miriam Munuve,*
 28. *Cyril Murungi,*
 29. *Bernard Omondi,*
 30. *Stephen Onyango,*
 31. *Aisha Adnan,*
 32. *Joyce Ngosia,*
 33. *Obadia Ngugi,*
 34. *Edward Simiyu,*
 35. *Marion Waweru,*
 36. *Margaret Clay,*
 37. *Julius Mwaliko,*
 38. *Pastor Cosmas Nyanguso,*
 39. *Fidelis Mayende,*
 40. *Peter Kimani,*
 41. *Yuda Morris,*
 42. *Gideon Kilonzi,*
 43. *Kisengi Akama,*
 44. *Edward Samora,*
 45. *Sterin Ambisa,*
 46. *Harrison Mutisia,*
 47. *Paulo Ogombo,*
 48. *George Oranga,*
 49. *Rose Arabella,*
 50. *Alice Mudoki,*
 51. *Taylor Mjomba,*
 52. *Margaret Kijoto,*
 53. *Gatred Ouma,*
 54. *Joyce Mwamburi,*
 55. *Boniface Weke,*
 56. *Mary Mwangi,*
 57. *Patrick Awaya,*
 58. *Biasha Muhammad,*
 59. *Salim Juma Ali,*
 60. *Jane Makau,*
 61. *Amina Swaleh,*
 62. *Bakari Kombo,*
 63. *Peter Oduor,*
 64. *Florence Bravaire,*
 65. *John Opiyo Odhiambo*
 66. *Florence Bravaire,*
 67. *John Opiyo Odiambo,*
 68. *Andrew Ombisa,*
 69. *Karen Adera,*
 70. *Dorcas Mweni,*
 71. *Joseph Kusanya,*
 72. *Luice Mwaniki,*
 73. *Somoe Sapko,*

74. Priscilla Mwangi,
75. Maryla Jula,
76. Zipporah Mwaruma,
75. Grace Rehema,
75. Elizabeth Kimeu,
77. Moses Filosa,
78. Giorgio Oguna,
79. Philip Mtisya,
81. Felix Wanjiku,
82. Aisha Muhammad,
83. Alphoce Nyakai.

The petition is dated 24th of March, 2026. Honourable Members, pursuant to Standing Order 201(1)(2) this Petition stands committed to the Committee on Lands, Urban Planning and Housing who shall in not more than 60 calendar days respond by way of a report to the petitioners and laid on the Table of the County Assembly. Yes, Clerk?

PAPERS

MOMBASA COUNTY CONSOLIDATED REVOLVING FUND THIRD QUARTER REPORT FOR THE PERIOD ENDED 31ST OF MARCH, 2026

The Temporary Speaker (Hon. Makanga): Yes, Honourable Leader of the Majority Party, please lay the Paper.

The Leader of Majority (Hon. Athman Mwamwiri): Thank you, Mr. Speaker. Mr. Speaker, I wish to lay Paper, *Mombasa County Consolidated Revolving Fund third quarter report* for the period ended 31st of March, 2026.

[Paper Laid]

The Temporary Speaker (Hon. Makanga): Honourable Members, the Paper stands committed to the Committee on Trade, Tourism and Investments for consideration. Yes, Clerk.

FIRST AND SECOND QUARTER REPORTS FOR THE DEPARTMENT OF ENVIRONMENT AND SOLID WASTE MANAGEMENT FOR FINANCIAL YEAR, 2025/2026

Yes, Leader of the Majority Party, please lay the Paper?

The Leader of Majority (Hon. Mwamwiri): Thank you, Mr. Speaker. Mr. Speaker, I wish to lay Paper; *Submission of quarter one and quarter two reports for the Department of Environment and Solid Waste Management Financial Year, 2025/2026.*

[Paper laid]

The Temporary Speaker (Hon. Makanga): Yes, Honourable Members. The Paper stands committed to the Committee on Environment and Solid Waste Management for consideration. Yes, Clerk?

THE PUBLIC FINANCE MANAGEMENT (MOMBASA COUNTY ASSEMBLY MEMBERS' CAR LOAN AND MORTGAGE FUND) REGULATIONS, 2026

Yes, Leader of the Majority Party, please lay the Paper?

The Leader of Majority (Hon. Mwamwiri): Thank you, Mr. Speaker. Mr. Speaker, I wish to lay Paper; *the Public Finance Management (Mombasa County Members' Car Loan and Mortgage Fund) Regulation, 2026*.

[Paper laid]

The Temporary Speaker (Hon. Makanga): Thank you, Leader of Majority Party. Honourable Members, the Paper stands committed to the Committee on Delegated Legislation for consideration. Yes, Clerk?

THE PUBLIC FINANCE MANAGEMENT (MOMBASA COUNTY ASSEMBLY STAFF CAR LOAN AND MORTGAGE FUND) REGULATIONS, 2026

Yes, Leader of Majority Party, please lay the Paper.

The Leader of Majority (Hon. Mwamwiri): Thank you, Mr. Speaker. Mr. Speaker, I wish to lay Paper the Public Finance Management, Mombasa County Assembly Staff Car Loan and Mortgage Fund Regulation, 2026.

[Paper laid]

The Temporary Speaker (Hon. Makanga): Honourable Members, the Paper stands committed to the Chairperson of the Committee on Delegated Legislation for consideration. Yes, Clerk?

REPORT ON PUBLIC PARTICIPATION FOR THE MOMBASA COUNTY FISCAL STRATEGY PAPER, 2026

Yes, Honourable Kibwana Swaleh Chairperson, Committee on Finance, Budget and Appropriations please lay the Paper.

Hon. Kibwana Swaleh: Thank you Mr. Speaker. I wish to lay Paper on Report on, *The Public Participation for the Mombasa County Fiscal Strategy Paper, 2026*. Thank you Honourable Speaker.

[Paper laid]

The Temporary Speaker (Hon. Makanga): Thank you, Honourable Kibwana Swaleh for laying the Paper. Yes, Clerk?

NOTICES OF MOTION

ADOPTION OF REPORT ON PUBLIC PARTICIPATION FOR THE MOMBASA COUNTY FISCAL STRATEGY PAPER (CFSP), 2026

Yes, Honourable Kibwana Swaleh please move the Notice.

Hon. Kibwana Swaleh: Thank you Honourable Speaker.

Mr. Speaker Sir, I beg to give Notice of the following Motion:

THAT THIS House adopts the Report on the Public Participation for the Mombasa County Fiscal Strategy Paper, 2026 laid on the Table on Tuesday, 14th April, 2026 during the 24th Sitting.

Thank you.

FIRST TRACKING OF THE ARDHI FUND FOR PLOT ACQUISITION BY TENANTS AT WILL

The Temporary Speaker (Hon. Makanga): Yes, Honourable Leila Muhazo Nyache, MCA Kipevu Ward please give Notice of the Motion.

Hon. Nyache: Thank you, Mr. Speaker for allowing me to read the Motion about; *Fast tracking of the Ardhi Fund for plot acquisition by tenants at will.*

Mr. Speaker Sir, I beg to give Notice of following Motion:

THAT AWARE THAT many residents in Kipevu Ward and other Wards in Mombasa County own houses built on plots registered in the names of third parties and continue paying monthly ground rent as a tenant at will, despite having made long-term investment of the said properties.

FURTHER AWARE THAT this tenure arrangement continues to expose such house owners to insecurity of tenure section despite limited access to credit and restricted property development, thereby affecting family stability and economic growth within the County.

RECALLING THAT this County Assembly approved the Public Finance Management Mombasa County Ardhi Fund Regulations, 2024, which established the Ardhi Fund to promote access to land, adequate housing, equitable settlement and support needy long-term residents through affordable and acquisition and financing.

FURTHER RECALLING THAT, the Regulation provide for the Board Administrator, funding sources, repaying of loans and use of land title as security thereby creating a complete legally framework for acquisition and settlement financing.

Mr. Speaker,

COGNIZANT THAT, despite the Assembly approval of the Regulations, the Ardhi Funds is yet to be fully operationalized and fast tracked to address the urgent needs of tenants-at-wil across the County;

Mr. Speaker,

FURTHER COGNIZANT THAT, operationalizing the Fund for acquisition of such plots on easy and affordable repayment terms will secure tenure for house owners, improve living conditions, encourage reinvestment and expand County revenue through increased land rates collection;

Mr. Speaker,

NOTING THAT, some of the affected house owners occupy land held under Wakf arrangement and any acquisition process must therefore be undertaken in consultation with the Wakf Commissioners and trustees to safeguard the legal and religious character of such properties;

Mr. Speaker,

CONCERNED THAT, continued delay in implementation the Ardhi Fund framework denies many deserving house owners in Kipevu Ward and other Wards the opportunity to own the plots beneath their houses while also limiting the County government's land rates potential;

I, therefore urge this Assembly to RESOLVE;

1. THAT, the County Executive Committee Member responsibility for Lands and Finance fully operationalizes and fast tracks the Mombasa County Ardhi Fund within 90 to facilitate acquisition of plots occupied by tenants at will through affordable and easy repayment terms in accordance with the approved Ardhi Fund Regulations.

Mr. Speaker,

2. THAT, the County Executive Committee Members responsible for Lands, in collaboration with Ardhi Fund Board develop and table before this Assembly a clear eligibility, financing and repayment framework for all qualifying tenants at will, including those on Waqf governed land after consultation with the Waqf Commissioners and trustees, within 90 days.

Mr. Speaker,

3. THAT, upon acquisition and full repayment, the County government facilitates transfer of ownership to beneficiary house owners and updates the County land rates register to strengthen revenue collection and tenure security.

Thank you, Mr. Speaker.

[Applause]

The Temporary Speaker (Hon. Makanga): I think it is in order to congratulate Honourable Leyla Nyache for the great milestone that she has made as far her articulation is concerned.

[Applause]

And for Honourable Milka for having being a mentor we congratulate you. So, Honourable Leila you are in the right trajectory and you deserve a second term. Yes, Clerk?

ADJOURNMENT

Thank you Honourable Members, for attending today's session this House stands adjourn until Wednesday 15th March, 2026 at 10:00a.m. thank you.

The House rose at 2:59p.m.