



DEVOLUTION CONFERENCE 2025



Devolution Conference 2025: Unlocking Homa Bay's Economic and Real Estate Potential By Erastus Mwangi M., 8th August 2025

From August 12 to 15, 2025, Homa Bay County will host the 13th Annual Devolution Conference, a landmark event in Kenya's governance calendar. This year's theme, "For the People, For Prosperity: Devolution as a Catalyst for Equity, Inclusion, and Social Justice," speaks to the transformative power of devolved governance in shaping inclusive growth and development. With over 10,000 delegates expected—including policymakers, development partners, investors, youth, and civil society—the conference is poised to drive substantial and lasting benefits to Homa Bay and the country at large.



Economic Ripple Effects for Homa Bay

The hosting of this national event is projected to deliver a short-term economic boom through heightened demand for accommodation, transport, food services, event logistics, and local products. Local SMEs, vendors, and hospitality players are already preparing for the surge in activity. This increased spending is not only expected to boost county revenue but also stimulate job creation, particularly among youth and women-led enterprises. In the long term, the visibility that comes with hosting the conference could reposition Homa Bay as a go-to destination for investment, tourism, and future events. The exposure will attract interest in business development, agriculture, and the county's natural assets such as Lake Victoria and Ruma National Park.

Infrastructure and Urban Development Boost

As part of pre-conference preparations, road upgrades, digital installations, water, and sanitation improvements are underway. These infrastructural developments are not just cosmetic—they lay the foundation for improved urban planning and real estate development. Real estate analysts forecast a rise in property value within Homa Bay town and surrounding areas as demand increases for residential, hospitality, and commercial spaces. With national attention focused on the county, investors may now consider long-term opportunities in affordable housing, mixed-use developments, and commercial centers. Additionally, enhanced infrastructure will likely reduce investor risk and improve the ease of doing business.



Strategic Governance and Policy Influence

Beyond the physical and economic benefits, the conference offers a critical platform for shaping policy and governance priorities. Delegates will engage in policy dialogue on equitable service delivery, local economic empowerment, and climate resilience—issues directly tied to sustainable urban development and investment readiness. Notably, Homa Bay will showcase its People's Adaptation Plan, a community-driven climate resilience initiative that positions the county as a pioneer in locally-led adaptation. Such initiatives can attract climate financing and green real estate investments.

National Impact and Long-Term Vision

At a national level, the conference strengthens Kenya's devolution framework by promoting inter-county collaboration, best practice sharing, and inclusive development strategies. It also brings youth and marginalized groups into critical governance conversations, advancing Kenya's democratic and economic agenda.

For Homa Bay, the 2025 Devolution Conference is more than a four-day summit—it's a strategic launchpad for economic revitalization, real estate growth, and national visibility. If well-leveraged, the momentum generated could usher in a new era of prosperity not just for the county, but also for similar regions seeking to realize the full promise of devolution.

