

Attitudes and Perception of Residents Towards Sustainable Housing Provision in Greater Port Harcourt City

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Abstract— Adequate housing has been a widely discussed theme in the countries of the Global South especially as it related to catering for the no-income, low-income and lower middle-income inhabitants of cities. Consequently, because urbanization in Nigeria is growing at a rate that most cities are unable to cope with, the government alone is unable to address the challenge of housing for the above category of citizens. This is due to diverse financial and regulatory constraints, and also because the private sector's contribution is rare and assists only middle-income households who can afford the services. This further creates a situation where informal settlements are rapidly growing, hence, making sustainable social housing strategies very critical in this circumstance. Therefore, in order to fill this gap, the study examined a profile of prospective beneficiaries as well as their perceptions of living in such proposed self-sustaining, social housing development in the study area to guide positive recommendations. The target population comprised 332 respondents across six communities within the study area; Igwurutali, Rumuosi, Rumuodomaya, Okujagu, Mile II Diobu, Akpajo which is a 5% probability sample. Furthermore, the study is a Mixed Methods study aimed at triangulating findings from questionnaires, interviews and focused group discussions so as to be able to answer the research questions and give answers to the housing challenge in the city. Finally, the study revealed that housing developed by the private sector were expensive and out of the reach of the poor within the city, and that high cost of building materials, lack of funding, poor implementation of housing policies, corruption and poor governance has impeded the provision of social housing in the city. The study proffered a framework to serve as a proposed approach to guide the development of social housing within Greater Port Harcourt and Nigeria as a whole.

Index Terms— beneficiaries, housing, low-income, lower middle-income, no-income, organizations, strategies.

1 INTRODUCTION

The National Housing Policy Document of Nigeria defines housing as the process of providing safe, comfortable, attractive, functional, affordable and identifiable shelter in a proper setting within a neighbourhood [26]. It also advocates for the continuous maintenance of the built environment for daily living activities of individuals and families within the community, while reflecting their socio-economic, cultural aspirations and preferences. It further states that housing includes the sustainability attributes of energy efficiency and resource conservation for improved quality of life. This definition does not sufficiently address the issue of the cost of the houses vis-a-vis affordability with reference to disposal prices and does not address the nature of the supply of such houses and their sustainability. A more realistic definition should therefore have regard for tenure, security, affordability adequacy, accessibility, proximity to services, availability of infrastructure and cultural adequacy, among others. The National Housing Policy 2012 document further defines Social Housing as the response by government to the housing challenges of the deprived and poor citizens. It states that even though the production of such housing can be facilitated by market forces, government must use subsidy mechanisms for its distribution, in order to be seen to promote an equitable and benevolent society and to restore the dignity of man. By this discharge of social responsibility to the vast majority of the population who ordinarily would not have been able to afford housing, government stabilizes the society by freeing it from

the challenges occasioned by lack and homelessness. Homelessness is evident in both industrialized and developing countries. In developing countries, rapid population growth has outpaced the expansion of housing by a wide and unprecedented margin, leading to the rise in homelessness. Squatters live in sub-standard housing, yet that is only one of the many problems they face [31]. Residents do not receive most public services, since their presence cannot be legally recognized. However, despite these harsh conditions, well-developed social organizations can still be found in some societies. A thriving "informal economy" develops whenever residents establish small, home-based businesses such as grocery stores and petty trading on household needs. Access to appropriate and affordable housing is a fundamental human right, which is essential for individual, family and community wellbeing [1]. According to Guidelines on Social Housing by the United Nations [13], poverty and social exclusion of the vulnerable population groups are increasing social and political challenges throughout the world. In recent years, the gaps between income and housing prices have continued to widen across the globe, particularly in the developing countries, making housing less affordable.

Social housing is basically affordable rental housing, specifically designed for those on low incomes. It may be provided by government authorities or agencies or by private housing associations, helping to assist those who cannot access accommodation in the private rental market [32]. In many

countries, it serves as a remedy for the inequalities of housing, particularly in places where real estate prices are rising rapidly. It gives those who might otherwise end up in unsafe or condemned buildings access to low-cost housing that meets building requirements and safety standards while making economical use of land and urban resources. It is against this backdrop that this study was carried out so that well managed communities for the poor can be developed, which will lure them away from the crime prone areas, where they live presently.

1.1 STATEMENT OF THE PROBLEM

In Nigeria, delivery of what the 2012 National Housing Policy Document described as Social Housing has not occurred. Much of what has been described as “low-cost housing” or “mass housing” has gone to the medium and even high-income groups through system inefficiency and system manipulation [2].

There is the need, therefore, to provide the kind of housing that is adequate, affordable and acceptable to the low-income groups, which form the bulk of the population and this has been a very difficult task for the various tiers of government in Nigeria so far. This research is intended to assist in remedying this national tragedy and bridge the huge gap in housing provision. This research aims to proffer a framework for the implementation of a sustainable social housing development for the low-income population in Greater Port Harcourt City that will serve as template for dealing with housing provision for the poor in other primate cities in Nigeria. [27] observed that the 20th century saw a lot of failed attempts by the Nigerian government to deliver affordable housing to a majority of her citizens, and worse still for the “No and Low income” groups. [2] argues that housing policies have not been able to meet set targets of affordable housing delivery to the low-income groups and with the high population growth rate and unprecedented unemployment, the insignificant response by government makes the housing deficit more cumbersome. [20] added that non availability of mortgage loans, high interest rates, inadequate infrastructure and difficulties in obtaining building plan approvals and Certificates of Occupancy (C of O) are some factors responsible for the failure of housing policies and programmes in delivering affordable housing to the “No and Low income” groups in Nigeria (as defined in the 2012 Housing Policy Document). Urban infrastructure and services have failed to keep pace with population growth [12].

As a result of many years of neglect, problems such as a poorly developed housing finance system, limited supply of long-term loans/funds, low household income levels, high levels of unemployment, high inflation rate, high interest rate on mortgages, high cost of land and building materials, poor planning and implementation, administrative bottlenecks and corruption have become the order of the day [34]. In fact, [34],

further observed that the nature of involvement of the public sector in housing provision in Nigeria has been more of policy formulation than housing delivery.

The idea of affordable or sustainable housing recognizes the needs of households whose incomes are not sufficient to allow them to access appropriate housing in the market without assistance [25]. Social or affordable housing therefore describes housing that assists lower income households in obtaining and paying for appropriate housing without experiencing undue financial hardship [25]. In fact, in recent years, the term affordable housing has been used as an alternative to terms such as public, social or low-cost housing [15]. This is because conceptualizing and measuring affordability is as complex as understanding the causal factors of the housing affordability problem itself. Indeed, as affordability debates illustrate, many of the conceptual and measurement problems stem from contested understandings of the problem. For example, housing affordability can be understood as the continuing costs of a mortgage or rents relative to income, or problems of assessing affordable housing (i.e. first home ownership), not being able to afford housing costs after meeting other competing expenditures or a problem of too low an income or too high housing prices. Even more problematically, affordability can be experienced by household types in different ways, through the employment, transport, health and other consumption trade-offs that have to be made by singles, sole parents and couples with children as they adapt their circumstances to high housing costs and/or low income [15].

The statement of the problem can be summarized thus:

- There is unprecedented homelessness among the ‘No-income’, ‘Low-income’ and ‘Lower-medium income’ groups in Nigeria.
- There is no satisfactory framework for the provision of social housing for the foregoing income categories in Greater Port Harcourt City.
- There is the urgent need to provide such a framework for the provision of social housing for the aforementioned income groups in Greater Port Harcourt City.

1.2 GOAL AND OBJECTIVES OF THE STUDY

The aim of this study is to evaluate the personality variables of prospective beneficiaries of proposed sustainable social housing projects with a view to develop a sustainable framework for social housing to accommodate the target groups identified by the 2012 Housing Policy Document; the ‘No-income’, ‘Low-income’ and ‘Lower -medium income’ populations of Greater Port Harcourt City, Rivers State, Nigeria.

The objectives of this study are to:

- obtain a profile of prospective beneficiaries of the social housing proposed by this study

- examine the perceptions of (a) their current living conditions, and (b) living in the proposed self-sustaining social housing development in GPHC, based on initial simulation of the study
- make necessary and appropriate recommendations towards finding enduring solutions to the housing needs of the no-income, low-income and lower middle-income residents of Greater Port Harcourt city.

1.3 SCOPE OF THE STUDY

The substantive scope of this study addresses the issue of housing provision for the 'No-income', 'Low-income' and 'Lower-medium income' populations rather than a comprehensive attempt to examine provision for all socio-economic classes. Spatially, the work will be limited to Greater Port Harcourt City as the locus for the sustainable social housing development.

2 LITERATURE REVIEW

2.1 CONCEPT OF HOUSING

Housing is generally described as the act of providing accommodation for various households in the society. It is central to the quality of the environment, economic development, life in the community and can assist in fulfilling people's aspirations [17]. Housing is not only vital to our economy, our environment and to every individual and family, it is important for a home and represents so much more than just a place to live [17]. It is largely acknowledged as one of the basic needs of the family, and for the development of an individual irrespective of the economic or social background [13]. Housing is regarded as a system of shelter (physical structure) together with all social services and utilities like roads, drainages, electricity and security services [7]; [28]. Housing can be described according to a particular objective, purpose or concept such as public, private, cooperative, sustainable, social or sustainable social housing. It is a life-long basic human need; its importance in the society is enormous and it has some facilitating roles [6]. It can improve the physical and mental health, enhance educational attainment, facilitate skills development, investment and capacity building, facilitate social and cultural integration, contribute to stability and mobility, enhance income security and economic growth and strengthen the foundation of family ties. [18], argues that though shelter is one of the most basic human needs, a home is much more than the place where we hang our hat and it can give our lives some stability and permanence and contribute materially to our physical and social well-being. Despite its importance, if compared with other basic social needs like food and clothing, housing is often unaffordable for low-income earners [29]. Many people, particularly in countries where market provision is dominant, are facing serious housing affordability problems which exacerbate rather than reduce

inequality [11]. According to [3], the market economy is noted for its inability to provide adequate housing to the masses as inequalities in affordability, distribution and consumption of housing are intrinsic therein, which gives rise to the existence of class structure. Governments in many countries of the world, particularly the developed countries, have therefore, realized that it is part of their constitutional roles to cater for the welfare of all citizens, particularly in the area of housing provision. Consequently, they have embarked on the development of what is known as social housing. Governments have also embarked on various public-assisted programmes in order to meet housing needs [23]. However, the adequacy of government role in housing provision has become a major concern given the existing housing crisis in many countries. It is for such reasons that government intervention in housing provision is inevitable given its importance as discussed.

2.2 SOCIAL HOUSING

Various academic arguments reveal that Social Housing Provision (SHP) for many decades since before World Wars I and II, has been an intervention programme of the state and non-profit organizations due to the inability of the market system to meet housing needs. For example, the pre-war growth and development of the social rented housing sector in Western Europe was related to substantial quantitative housing shortages and was largely supported and controlled by central governments [5]. It is generally acknowledged that social rented housing was traditionally aimed at fulfilling four main objectives as follows: to (a) reduce shortage of housing; (b) improve the affordability of housing; (c) allow people who could not afford it in the free market to gain access to adequate housing; and (d) act as a safety net for more marginal households who would otherwise be homeless [31]. However, findings have shown that SHP suffers from many issues like inadequate provision, poor affordability, inadequate funding, poor standard and general inability to meet housing needs. The process, however, by which social housing investment occurs and its contribution to total housing investment varies considerably from country to country [20]. Consequently, this has been a major contributing factor to the lack of a single internationally acceptable definition of social housing.

According to [21], social housing in Australia is defined to include a variety of non-market housing:

- Public Housing: state-owned and managed for the purposes of providing affordable housing to the low- and moderate-income groups;
- Community Housing: dwellings which are state-owned, but managed by the community "not-for-profit" based organizations, for affordable housing purposes;
- Transitional Housing: dwellings, which are owned and managed by "not-for-profit" organizations for affordable housing purposes with a significant public assistance for purchase and construction; and

- Social Housing: provision of secured affordable housing on a long-term lease with government subsidies, where not-for-profit or private sector organizations are performing management roles.

2.2.1 General Objectives of Social Housing Provision

The literature evidence shows that many key objectives of social housing exist. However, [5], argues that in order to

take care of the future in a more constructive way and scanning through the past and present, social housing objectives should be grouped under diversity, opportunity, inclusiveness, affordability, sustainability and security of tenure. Each of the objectives can be examined in relation to the provision of social housing from a general perspective as shown in Table 2.

Table 2: Objectives of Contemporary Social Housing Provision

Objectives	Characteristics
Diversity	<ul style="list-style-type: none"> - Dwellings of a form, which is appropriate for different users and uses - Generating urban diversity or variety - Allocation systems which facilitate greater choice and movement between tenures - Dwellings which are flexible to changing needs and circumstances
Opportunity	<ul style="list-style-type: none"> - Ability to relocate without limiting employment, educational or health care opportunities - Reduce barriers to moving within and between tenures - Housing assistance to minimize barriers to workforce opportunity - Expanding ownership opportunities
Inclusiveness	<ul style="list-style-type: none"> - Housing of a form, which helps build or maintain a community and local economy, i.e. commercial activities and social services - Urban and regional locations which do not exclude or divide
Affordability	<ul style="list-style-type: none"> - Appropriate dwellings which are affordable for all income groups
Sustainability	<ul style="list-style-type: none"> - Housing of a form which reduces energy and water consumption - Housing provision which is consistent with local environmental capacity - Housing which is of sufficient durability to reduce long-term economic costs
Security	<ul style="list-style-type: none"> - Equivalence of security of tenure across tenures. - Communities and neighbourhoods, which instil a sense of safety and security

(Source: Burkey, 2005)

2.2.2 Social Housing Types

(i) Private Social Housing

Private social housing is a form of housing owned, allocated and managed by not-for-profit private housing organizations or individual philanthropists. The sub-types of private social housing are private owner-occupied and private rental social housing. Similar to what occurs in New Zealand, beneficiaries of this group of social housing enjoy financial assistance from governments in the form of a subject subsidy. The subsidy can be for reducing mortgage payments, tax rebates as in the UK, or rent or accommodation supplements as in New Zealand [17]. Private owner-occupied social housing is developed by a private entity using personal funds together with any form of government assistance or other form of subsidy. It can also be acquired by a prospective occupier from a social or not-for-profit organization at a price that is below the market price.

(ii) Public Social Housing

Public social housing is the type of housing usually provided by the local authority or government agencies for the benefit of

the less-privileged or low-income households [28]. The central government agencies take charge of the entire provision including land acquisition, building construction, project funding, distribution, management and entire development processes. This can be regarded as a major way of providing social housing for meeting housing needs and achieving social responsibility agenda of governments [22].

(iii) Self-help Social Housing

Self-help social housing is the type which is owned by individuals with a form of assistance either from governments and/or non-profit organizations such as co-operative societies or charitable bodies. For example, "co-operative housing comprises about 20% of the total stock of dwellings in Poland, 17% in the Czech Republic and Sweden, 15% in Norway, an overall total of 10% in all European countries, and relatively small units in countries such as Canada and the UK" [8].

(iv) Marketized Social Housing

The marketized form of social housing can be described as a set

of arrangements whereby housing is allocated on the basis of demand and supply. Although, marketized social housing providers operate as commercial organizations, the cost to end-users is set below that of the market housing [27]. However, in contrast to other forms of social housing, marketized social housing is provided by private housing or voluntary organizations that have a mixture of social and commercial orientations [17].

2.3 Achieving Sustainability in Social Housing Development from Economic, Environmental and Social Perspectives

One of the contemporary challenges facing the social housing sector and the construction industry is the development of sustainable practices to reduce environmental impacts and to improve the social and economic aspects. Therefore, Sustainable Social Housing Provision (SSHP) is considered in terms of achieving economic, environmental and social sustainability.

2.4 of Beneficiaries of Social Housing Globally

The attributes of beneficiaries of social housing vary from country to country depending on the social demography, government policy and legislation, mode of provision, whether government funded or partnerships with private organizations or housing cooperatives. There are real benefits in providing a balance or mix of housing tenure, especially in new settlements where housing can be used to bring the broad spectrum of society together, and break down prejudices. In the Netherlands it has an even larger role it plays and makes up to 40% of the stock and 57% in a city like Rotterdam. 51% of immigrants in the Netherlands live in social housing, and make up 31% of the residents. This compares with 27% and 16% respectively in the UK, which highlights the important role played by private rented housing. In Switzerland, everyone qualifies but 20% of units are subsidized to allow for those living on welfare benefits [12].

Challenges of Sustainable Social Housing Delivery in Nigeria

Regardless of all the policies, institutions and regulations that have been made by governments across the globe and Nigeria in particular, the task of instituting efficient, effective, affordable and sustainable housing delivery processes continues to confront policy makers as the problems of the housing sector continue to worsen [32]. These challenges have been attributed to a multiplicity of factors and some of these factors hampering the successful delivery of sustainable

housing.

3. METHODOLOGY

This study, since it employed both the qualitative and quantitative research paradigms, falls into the category referred to as Mixed Methods Research (MMR) approach. The specific design used under this approach was *concurrent parallel*, so called because qualitative and quantitative data were collected contemporaneously and later - during data analysis - triangulated (compared and contrasted) to provide deep insights into research questions [9].

3.1 SAMPLE FRAME

Greater Port Harcourt spans across (8) Local Government Areas namely; Port Harcourt, Okrika, Obio-Akpor, Ikwerre, Oyiibo, Ogu-Bolo, Etche and Eleme: For the study, 1 (One) community was selected from each LGA. The population projection formula used in this study is Linear Extrapolation Model. The projected population up to 2019 for these selected communities is done with the aid of the Exponential Projection Formula.

3.2 SAMPLING TECHNIQUE

In the course of carrying out this study, two sampling techniques were used and these include: Multi-stage sampling technique and simple random sampling technique. This involves;

3.3 Identifying Household Heads in Selected Communities of GPHC

Stage 1 - Obtaining a 10% (*a priori* decision) sample of the component communities of GPHC in each stratum. The number in each stratum was rounded to one whole number to ensure representation of each stratum.

Stage 2 - Obtaining the number of households to be studied after applying the Taro Yamane formula which aided the researcher to determine the appropriate number of cases to be studied at the precision level of 5%.

Table 1: Questionnaire Distribution Table

S/No.	Stratum	Names of Selected Communities	Population (1991 Census)	2019 Population (Projected, Using 6.5% Annual Growth Rate)	Total No. of Households (From Listing)	No. of Households Selected for Study after Application of Yamane Formula	Sampling %
1	Port Harcourt Municipality	Mgbundukwu (Mile 2 Diobu)	9,600	55,682	8,808	120	1.3
2	Obio/ Akpor	Rumuodomaya	4,548	25,519	4,828	65	1.3
3	Etche	Abara	1,866	10,823	1,940	26	1.3
4	Ikwerre	Igwuruta-Ali	2,805	16,269	2,480	34	1.3
5	Ogu-Bolo	Wakama	2,717	15,759	2,266	31	1.3
6	Okrika	Okujagu	5,794	33,785	3,191	43	1.3
7	Eleme	Akpajo	5,195	30,298	3,092	42	1.3
8	Oyigbo	Okoloma	3,474	20,149	2,488	34	1.3
	Total		35,999	208,284	29,093	395	1.3

Source:

Authors' Field Survey, 2020

4. DISCUSSION OF FINDINGS

With respect to the total sample size of 395, derived by applying the Taro Yamane formula, there were 63 non-response cases, thereby making the valid sample size 332.

Attributes of Respondents and Perception of SSHP

Income Distribution in the Total Sample

Since potential beneficiaries as defined in this study are those that are classified as "no income", "low income" and "lower middle income", only respondents (and households) that fall into categories 1 to 4 in Table 2 (the shaded area, totaling 258) qualify for further analysis (with respect to socio-demographic variables; opinions and satisfaction regarding current housing; and perceptions of the proposed social housing development).

Since potential beneficiaries as defined in this study are those that are classified as "no income", "low income" and "lower middle income", only respondents (and households) that fall into categories 1 to 4 in Table 4.2 (the shaded area, totaling 258) qualify for further analysis (with respect to socio-demographic variables; opinions and satisfaction regarding current housing; and perceptions of the proposed social housing development).

Table 2: Percent Distribution of Categories of Respondents' Monthly Household Income

S/No.	Income Category (₦)	N	%
1	Less than 30,000	70	21.1
2	30,000 - 49,999	62	18.7
3	50,000 - 69,999	59	17.8
4	70,000 - 99,999	67	20.2
5	100,000 - 129,999	38	11.4
6	130,000 - 159,999	28	8.4
7	160,000 - 189,999	4	1.2
	Missing data	4	1.2
	Total	332	100

(Source: Author's Field Survey, February, 2020)

Socio-Demographic Variables Pertaining to Potential Beneficiaries

Gender

Figure 1 shows the distribution of male and female respondents. Males represented 69.9% of respondents, while 30.1% were females.

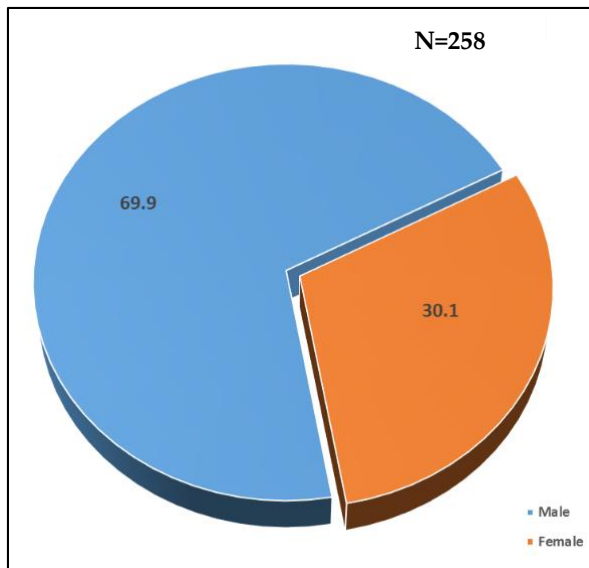


Fig. 1: Percentage Distribution of Gender of Respondents
(Source: Author's Field Survey, February, 2020)

Age of Respondents

Table 3 shows percentage distribution of age cohorts of respondents. The modal age cohort was "35 – 44 years", accounting for 41.2% of the distribution. Following closely were the "25 – 34 years" and "45 – 54 years" cohorts, accounting for 31.7% and 15.6%, respectively.

Table 3: Age Cohort Distribution of Respondents in the Study Area

S/No.	Age Cohort (Years)	N	%
1	18 – 24	18	6.9
2	25 – 34	82	31.7
3	35 – 44	106	41.2
4	45 – 54	40	15.6
5	55 – 64	6	2.3
6	65 and above	3	1.1
7	Missing Cases	3	1.1
Total		258	100

(Source: Author's Field Survey, February, 2020)

Age-Sex Distribution

Table 3 presents age-sex distribution of the study area. Figure 4.2 graphically presents the same information. Those aged 15 years and below, 16 to 64 years, and 65 years and above accounted for 38.1%, 46.7%, and 15.2% of the distribution, respectively.

Table 3: Age-Sex Distribution of the Study Area

S/N	Age Cohort	Male		Female		Total	
		N	%	N	%	N	%
1	0 – 4	85	6.9	61	5.0	146	11.9
2	5 – 9	88	7.2	97	7.8	185	15.0
3	10 – 15	67	5.5	69	5.7	136	11.2
4	16 – 19	95	7.8	61	5.0	156	12.8
5	20 – 44	49	4.0	63	5.2	112	9.2
6	45 – 64	156	12.8	145	11.9	301	24.7
7	65 – 74	72	6.0	56	4.6	128	10.6
8	75 +	30	2.5	25	2.1	55	4.6
Total		642	52.7	577	100	1,219	100

(Source: Author's Field Survey, February, 2020)

Educational Level

The levels of Education of household members were ascertained from the field. The modal educational level of respondents was "Basic", representing 36.6% of the distribution. Those with "Secondary" and "Bachelor's Degree" education accounted for 32.8% and 24.8%, respectively

Employment

The employment status of respondents was also ascertained in the field. Most reported themselves as having "Permanent Employment", accounting for 46%. Those with temporary employment accounted for 30% of respondents, bringing the total number of employed persons to 76%.

Occupation

The occupational distribution of respondents was ascertained in the study. The mode was "Trader/Business", representing 23.3% of the distribution. Furthermore, most respondents reported that they did not have supplementary occupation (34.4%). Those who had, were mostly involved in "Farming", "Construction" and "Trading/Business", accounting for 23.7%, 4.2% and 5.7%, respectively

Marital Status

The modal marital status was "Married", accounting for 55.7% of respondents. Those who reported themselves as "Single" accounted for 30.2 %.

Monthly Income

The modal monthly income category was "Less than ₦30, 000", representing 26.7% of the distribution. Those who earned "₦70, 000 – ₦99, 999" and "₦30, 000 – 49,000", accounted for 25.6% and 23.7%, respectively (Table 4).

Table 4: Percent Distribution of Respondents' Monthly Income Category

S/No.	Category	N	%
1	Less than 30, 000	69	26.7
2	30,000 - 49, 999	61	23.7
3	50,000 - 69, 999	58	22.5
4	70,000 - 99, 999	66	25.6
5	Missing Cases	4	1.5
Total		258	100

(Source: Author's Field Survey, February, 2020)

Number of Persons in Household

The average number of persons in households was 4. The modal number of persons in a household was also 4. Households with less than five persons accounted for 61% of the distribution, while those with less than five persons accounted for 38.9 %.

Ethnic Origin of Respondents

A slight majority of respondents were indigenes (50.4%). Non indigenes accounted for 46.2% of respondents. This indicates that a programme for social housing in the state will potentially benefit every city.

Household Employment

Modal employment status for male and female was "Employed" representing 50.5% and 47.8%, respectively. The "Unemployed" for both sexes represented 39% and 42.5%, respectively. Most respondents reported their work location to be "Close to Neighbourhood", 48.1%. the major means of transportation was "Public Transportation", accounting for 54.2% of the distribution of modes of transportation.

Mode of Transportation to Work

Most respondents reported their work location to be "Close to Neighbourhood", 48.1%. The major means of transportation was "Public Transportation", accounting for 54.2% of the distribution of modes of transportation. Furthermore, most (67.2%) of respondents reported that they spent "Less than ₦5, 000" on transportation weekly.

Tenure Status/ Number of Bedrooms

The modal tenure status amongst respondents was "renting", representing 56.9%. Regarding type of home, the most common were "Flat", "Bungalow" and "Room", representing 31.7%, 17.6% and 17.9%, respectively. The modal form of ownership was by inheritance. The distribution of number of bedrooms in respondents' accommodation is also showed that the modal number was "One Bedroom", accounting for 42.4%. This type of accommodation depicts the level of impoverishment of the people which due to their income category.

Amount of Money Respondents Can Afford as Rent

The economic dimension of sustainable social housing has

become a very popular subject in housing literature in the last few four decades for a number of reasons as explained by [34]. However, the two key aspects of economic sustainability of housing that have continued to receive attention are housing accessibility and affordability. Results shows that the amounts of money that most respondents can afford as monthly rent for their accommodation was between "₦5, 000 – ₦10, 000", representing 37.4%. Furthermore, respondents were asked to state how much they could afford monthly if buying a property. The average amount reported was ₦24, 782.

Fit Between Home and Needs

Respondents were asked if their home met their household needs. The modal response was "No", accounting for 68.3% of respondents. Furthermore, respondents were asked to state reasons for their answers. Amongst the first, second and third mentioned reasons, the modes were "Accommodation is too small" (52.3%), "Needs major repair" (14.1%), and "Want to live independently" (4.2%), respectively. This goes a long way to buttress the importance of well-functioning social housing in the city so that the gap between the housing needs of the poor and well-off can be abridged. Although the three key reasons are very important, the other reasons are by no means irrelevant when considering the need to meet the housing needs of residents within the Greater Port Harcourt city and in achieving sustainable social housing provision. For examples, reasons such as "Unsuitable to physical needs" and "Temporary accommodation" are also very important when sustainability is brought into the scenario. This is because, sustainable housing development is supposed to give priority to meeting housing needs, particularly for the poor; and create needed opportunities for other means of livelihood.

Desire to move from Current Home

Respondents were asked if they desire to move from their current home. The modal response was "Yes", representing 77.1% of respondents. Reasons for their desire to move from current accommodation were examined and the modal first, second and third reasons were "A better environment", "I need a bigger apartment", and "This is a family house", accounting for 13%, 11.5% and 4.2%, respectively

Support for Development of Integrated Housing Estate

Respondents were asked if they would support development of sustainable social housing in the area. The modal response was "Yes", accounting for 78.7% of the distribution.

The modes among the first, second and third mentioned reasons were:

- Modal first mention: "More persons will own better homes" (27.3%)
- Modal second mention: "It will enable me own my personal house" (18.2%)

- Modal third mention: “It will solve the housing problem in the area” (16.3%) (See Table 5).

Table 5: Reasons for Support for Development of Integrated Housing Estate
(Percentage Distribution of First, Second and Third Mentions)

S/No.	Reason	%	%	%
		First Mention (N=258)	Second Mention (N=258)	Third Mention (N=258)
1	The scheme will not work	3.2	0	0
2	It will help the low-income earners	15.0	12.8	7.3
3	It will enable me own my personal house	10.2	18.2	11.4
4	It will enable me provide accommodation for my children	3.2	7.4	4.9
5	It will create employment	2.7	2.0	5.7
6	More persons will own better homes	27.3	11.5	16.3
7	Affordable houses for all	4.3	17.6	2.4
8	It will lead to reduction in rent by landlords	2.7	7.4	11.4
9	People will stop paying rent instead paying for their personal homes	3.7	3.4	11.4
10	It will solve the housing problem in the area	25.7	5.4	16.3
11	It will help me move to a cleaner neighbourhood	1.1	9.5	7.3
12	New estate will decongest the neighbourhood	1.1	3.4	0
13	Instalment payment is good	0	1.4	2.4
14	The unemployed can take advantage of the opportunity	0	0	3.3
Total		100	100	100

(Source: Author’s Field Survey, February, 2020)

Satisfaction with Living Arrangements

Respondents were asked if they were satisfied with their living arrangements. The modal response was “No”, accounting for 80% of the distribution. When asked to state their major reasons for saying “No”, the three most important reasons were, “Home/apartment needs repairs that I cannot afford”, “Crime in neighbourhood” and “Apartment is small”, accounting for 32.3%, 38.5% and 30.4%, for the first, second and third mentions, respectively. This goes a long way to show that most of the residents of the city, especially those that are of lesser means will be eager to see such projects come to life.

Factors Considered when Choosing Accommodation

Respondents were asked to state the major factors they considered when choosing an accommodation. For the first mentions, “Cost I can afford” was the mode, accounting for 52.3%. For second mentions, the mode was “Close to Services”, representing 45.0%, while for third mentions, the mode was “Close to work”, accounting for 28.2%. It can be inferred from here that the essence of affordable housing is to ensure that the cost of housing do not impose an unreasonable pressure on the household’s income to the extent that families cannot afford other basic necessities of life.

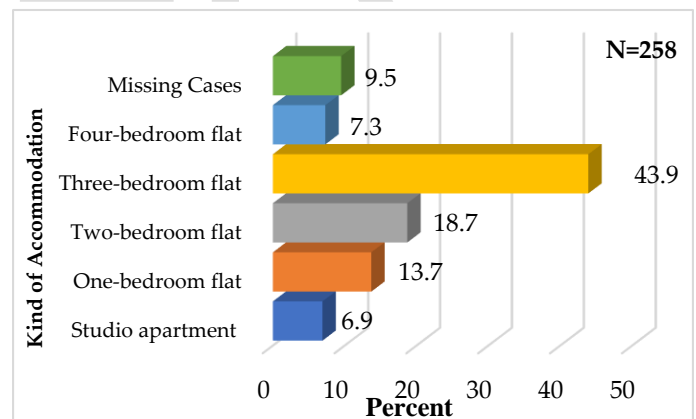


Figure 2: Percent Distribution of Preferred Kind of Accommodation

(Source: Author’s Field Survey, February, 2020)

Preferred Kind of Accommodation

Respondents were asked to state their preferred kind of accommodation. The modal kind of accommodation was “Three-Bedroom Flat”, accounting for 43.9% of the distribution (Figure 2).

Respondents' Perceived Benefits of the Proposed Sustainable Social Housing Development

[34], opines that "low-cost sustainable housing policies, standards, and techniques have the potential to provide multiple benefits for residents and the wider population, including: reduced greenhouse gas emissions, durability and resilience to climate change, health benefits, and

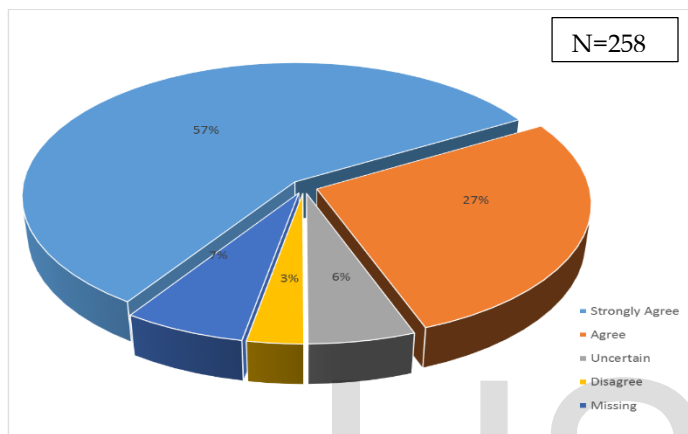


Fig.3: Perception of Respondents Regarding Previous Government Housing Schemes and the Proposed Scheme
(Source: Author's Field Survey, February, 2020)

poverty alleviation". It is also suggested that sustainable development helps to create: a condition that enables every household meet its housing needs; have opportunities of choices; and a situation in which self-respect, harmony, fairness, economy, employment, security, health, and quality of life.

Respondents were asked to state the perceived benefits of the proposed sustainable social housing development. The modal first, second and third mentions were "Easy/Instalment repayment plan" (9.9%), "Better Neighbours" (6.9%) and "Well planned estate" (4.6%). These constitute the three topmost key benefits of the proposed integrated housing estate schemes. Suffice to say that these three benefits are actually very important sustainable development encourages housing developers, their design teams, and the planning system to create high quality places with priority for the provision of walking, cycling and public transport facilities for the delivery of a quality-of-life which occupants are eligible to enjoy, in terms of facility, safety and suitability for present and future generations".

Perceived Disadvantages of the Proposed Sustainable Social Housing Development

The modal perceived disadvantages of the proposed housing estate for the first, second, and third mentions were; "Length of time to work to own the house will be long" (4.9%), "Estate may be far from the city" (2.7%) and "No choice in terms of building design" (2.7%), respectively.

Length of Time to Work in Order to Own the Building

Some respondents said they were willing to work for up to 10 years (17.2%). On the average, respondents were willing to work for 9 years. The maximum number of years suggested by respondents was 20 years and minimum was 2 years with a range of 18 years.

Suggestions for the Sustainable Social Housing Development

Respondents were asked to suggest ways of making the scheme better. The modal first, second and third mentions were: "They should be transparent in the allocation of houses" (3.8%), "The houses should be modern" (3.4%) and "There should be many units to accommodate more households, accounting for 2.7% of that distribution.

Comparison between Proposed Development and Past Government Schemes

Respondents were asked if they strongly agree that the proposed scheme was better than the ones provided by government. The modal answer was "Strongly Agree", accounting for 57% of all respondents. This is a strong indication that most of the respondents believe that social housing is a great idea that will be welcomed if implemented.

Summary of Findings

Attributes of Prospective Beneficiaries of Sustainable Social Housing Development

These are the poorest and least educated people in the society who would have been ordinarily excluded from government housing arrangements due to poverty, ignorance, illiteracy and lack of access to any intervention measures. This new programme, therefore, intentionally addresses the quality of life and housing needs of the poorest of the poor, given their social characteristics. This also ties in with social housing as provided in other advanced economies, like the UK, Austria, Canada, and so on. and in conformity with UN-Habitat initiatives for housing for the poor.

Perceptions of Potential Beneficiaries of living in proposed Sustainable Social Housing Development and Results

From the quantitative data, the people were generally dissatisfied with their living conditions as they were forced into unhealthy accommodation due to poverty which they even struggle to pay for, in slum conditions and without proper amenities and services. The simulation and further explanation of the proposed programme during the field survey was

graciously embraced and appreciated given the many associated benefits of employment, quality housing, facilities, utilities and good environment.

CONCLUSIONS

Examining the UN-Habitat guidelines, the framework that this research has developed will effectively provide affordable housing for the target groups as well as boost their living standards, quality of life and improve the environment. This proposal has found a veritable approach for dealing with livelihood and housing problems of the poorest of the poor by adopting a workable and sustainable strategy through the development of a self-sustaining agropolitan investment. In fact, potential beneficiaries are anxious, willing and ready to take advantage of the new initiative. The fears of tenure security, poverty, crime, inadequate amenities and facilities and forced eviction have been thrown away by this robust and well managed programme, with an array of neighbourhood best-practice amenities.

RECOMMENDATIONS

The following are key recommendations from this study that will aid in the actualization of sustainability in social housing provision.

- This study recommends the implementation of the proposed Policy framework for Sustainable and Affordable Social Housing Development as suggested by UN-Habitat at the 2005 World Sustainable Building Conference in Tokyo, taking into account the social, economic, cultural and environmental dimensions, to ensure sustainable social housing in Greater Port Harcourt City.
- Government should enact efficient policies and regulations to create an enabling environment for all stakeholders to participate in the provision of social housing.
- Efforts should be doubled to encourage local production of quality building materials as a way of ensuring quality and creating employment in the course of social housing delivery.
- For effective implementation of the SSHD, it is recommended that the framework should have a well-thought-out Public-Private-Partnership agreement where government is responsible for providing land and infrastructure as equity to demonstrate her social responsibility towards the poor, while the estate is fully managed on a private sector model with returns on investments as a key objective, leveraging on the benefits of good management, investor participation and professionalism.

- Conscious efforts should be made to checkmate corruption in the engagement of beneficiaries for the scheme as well as the allocation of housing.
- For all aspects of the SSHD, government should carefully choose private investors who have credible records and testimonies in their areas of business specialization.
- Execution of the programme from inception to commissioning should be done by professionals only and the time for completion of this first phase of the project should not exceed five years.

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