

Developing a Framework for Sustainable Social Housing Delivery in Greater Port Harcourt City, Rivers State, Nigeria

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Abstract

This study has developed a framework for the delivery of sustainable and affordable housing to cater for the low-income population of Greater Port Harcourt City. The objectives of this study among others were to: examine UN-Habitat guidelines for acceptable and sustainable social housing provision, describe past efforts of the Government of Nigeria to provide housing for the poor in the Greater Port Harcourt City area; describe the nature of the suggested framework for the administration and provision of sustainable social housing within Port Harcourt city. The study adopted the mixed methods research approach, targeted at triangulating findings from quantitative and qualitative data. Consequently, the opinions of various professional in the built industry; unit heads of government agencies involved in physical planning and managers of selected Primary Mortgage Institutions were sought and analyzed. In all, the study engaged four target populations, namely: members of occupational sub-groups in Focused Group Discussions; development professionals were engaged in key informant interviews (KII); household heads from the selected communities of GPHC and relevant public officials for Individual Depth Interviews. In all, there were forty (40) members across all occupational sub-groups in each selected community, yielding a total of 320 in the eight (8) communities of Mgbundukwu (Mile 2 Diobu), Rumuodomaya, Abara (Etche), Igwuruta-Ali (Ikwerre), Wakama community (Ogu-Bolo), Okujagu (Okrika), Akpajo (Eleme), and Okoloma (Oyigbo). Key informant interviews were also conducted for certain professionals in the built industry to obtain their views on the issues raised in the study. Household Heads were also sampled in selected Communities of GPHC, using a stratified multi-stage sampling procedure: Taro Yamane formula was used in determining the appropriate number of cases to be studied from the target population at a precision level of 5%. Findings revealed, amongst others that poor implementation of the UN Habitat global shelter strategy, lack of stakeholder engagement, inappropriate locations, undue bureaucracy, lack of housing fairness and equity, high cost of land and building materials were the reasons for the failure of past efforts towards social housing provision in the Greater Port Harcourt City area. This study recommends a public-private partnership (PPP) approach for the execution and administration of the social housing provision framework. It also indorses a robust and sustained relationship between the management of the framework and the UN-Habitat office and other relevant government agencies responsible for housing development and all investment partners to create trust and efficiency.

Keywords: Development, Framework, Low-income, Sustainable, Social Housing

Introduction

Background to the study

There is significant proof of a growing housing shortage and affordability issues in housing provision within Nigeria and the world at large (Zayyanu, Foziah, Soheil & Zungwenen, 2015). The incidence of the problem in Nigeria has engulfed the low-income groups and forced them into unhealthy and substandard settlements, without basic amenities and facilities; there is also now consistent calls by UN- Habitat, directing all partner-countries to make affordable and decent housing a priority after food to ensure acceptable living standards (Enwin & Visigah, 2021).

It is worth noting that both developed and developing nation face problems concerning to homelessness. While worries about housing conditions and the affordability of housing are not new, the issue of affordability has been as of late raised due to recent global urban housing crises described as unresponsive housing supply and this is characterized by shortage of affordable housing, and the proliferation of substandard dwellings, in rapidly urbanizing countries of the global south (Collier and Venables 2013; Wetzstein 2017; Enwin & Visigah, 2021). Access to suitable and reasonably priced housing is a fundamental human right, and thus essential for individuals, families and community as a whole (ACOSS, 2008). According to Guidelines on Social Housing by the United Nations (Geneva, 2006), poverty and social exclusion of the vulnerable population groups are increasing social and political challenges throughout the world. As of late, the gap between income and housing costs has continued to widen across the globe, especially in the emerging nations, making housing more expensive (Enwin & Visigah, 2021). Okechukwu (2009) declared that housing all around the world has persisted as a major challenge facing humankind and it is one of the most fundamental human necessities, which has a significant effect on the wellbeing, welfare and productivity of every individual, independent of social-economic status, colour or creed. The housing issues and the housing needs have been expressed in the form of congestion, poor and inadequate social amenities, unsatisfactory and unwholesome ecological circumstances and urban filth, the shortfall in open space, over-development of certain places prompting congestion/overcrowding of buildings, poor accessibility within certain neighbourhoods and shortage/high cost of building materials (Enwin & Visigah, 2021). In metropolitan regions, the significant housing issues are extreme deficiencies of housing, overcrowding and the spread of slums and shantytowns. Moreover, the nature of housing issues in the United States has moved from shortages to issues of quality, affordability and the exclusion of certain aspects of the populace from decent housing (Enwin & Visigah, 2021).

According to Stephens, Gibb, & Blenkinsopp (2003), Social housing can be described as affordable rental housing, explicitly designed for those within the low-income brackets. Such housing are usually made available by public agencies or by the private sector, however, the main goal is to assist those who cannot compete in the private rental market for housing. In countless countries, social housing serves as a solution for the inequalities of housing, specifically in areas where housing cost are rising rapidly. It provides the opportunity for those who might otherwise be left with only the option of unsafe or dilapidated buildings to access low cost housing that meets building requirements and safety standards while making economical use of land and urban resources (Enwin & Visigah, 2021). Most social housing across the globe, are run by authorities or organizations with a strong onsite presence, responsible for repairs or concerns, which residents may have and functioning as a landlord would in private rental situations. Funding for social housing remains a serious issue in both developed and developing countries lacking money to deal with repairs, resulting in rundown or outdated rentals (Enwin & Visigah, 2021).

Problem specification

In Nigeria, delivery of what the 2012 National Housing Policy Document described, as Social Housing has not occurred. Rather what has occurred may be referred to as “low-cost housing” or “mass housing” has gone to the medium and even high-income groups through system inefficiency and system manipulation (Enwin & Visigah, 2021). Taking together, it is of utmost importance to provide housing that could be considered adequate, affordable and acceptable especially for those within the low-income groups, which constitute the bulk of the nation’s population. This study is envisioned to contribute towards remedying this national tragedy and bridge the huge gap in housing provision (Enwin & Visigah, 2021). Onyike (2012) 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 those within the “No and Low income” brackets. It was further debated that housing policies within Nigeria have not been up to task in setting targets as it relates to the supply of affordable housing for those within to the low-income category and with the rapid population growth rate being experienced within the urban areas vis-a-vis high unemployment, the response by government which is very insignificant makes the housing deficit more cumbersome (Enwin & Visigah, 2021). Ibem (2011) further stated that non availability of mortgage loans, high interest rates, inadequate infrastructure and difficulties in obtaining building plan approvals and Certificates of Occupancy are some major encumbrances to the working of the housing policies and programmes for delivering affordable housing to the “No and Low income” groups in Nigeria (as defined by the 2012 Housing Policy Document) (Enwin & Visigah, 2021). Ebiwari (2017) stated that another limitation to housing provision is that urban infrastructure and services have not kept pace with urban population growth also observed it. In fact, Umoh (2012) 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 adequate for them to access suitable housing within the housing market without necessary assistance (Xiaolong et al., 2004; Enwin & Visigah, 2021). Social housing therefore defines housing that is provided to assists lower income households in the procurement appropriate housing without experiencing undue financial hardship (Xiaolong, Jian, Peng, Jun, Ruidong, Tao, 2017). In effect, in recent past, the term affordable housing has been used as a substitute for such terms as ‘public’, ‘social’ or ‘low-cost’ housing. Thus, the research gap that this study aims to address is that there is unparalleled homelessness among the ‘No-income’, ‘Low-income’ and ‘Lower medium income’ groups in Nigeria. There is also no satisfactory framework for the provision of social housing for the foregoing income categories in Greater Port Harcourt City. As such, it is needful to provide a framework that will guide the provision of social housing for the ‘no income’ and ‘low income’ groups within the Greater Port Harcourt City area (Enwin & Visigah, 2021).

Purpose/objectives of study

The aim of this study was to develop a sustainable framework that will guide the provision of social housing to accommodate the ‘No-income’, ‘Low-income’ and ‘Lower - medium income’ populations of Greater Port Harcourt City, Rivers State, Nigeria.

The objectives of the study are to:

- i. Examine UN-Habitat 2012 Guidelines for acceptable and Sustainable Social housing provision within the Greater Port Harcourt City area.
- ii. Examine the nature of the proposed Sustainable Social housing development framework in the Study area.

Research questions

- I What are the UN-Habitat 2012 Guidelines for acceptable and Sustainable Social housing provision within the Greater Port Harcourt City area?
- Ii What is the nature of the proposed Sustainable Social housing development framework in the Study area?

The Study Area

Based on the 2006 census, Rivers State had a population of 5,198,716 and the Port Harcourt city Region had a population of 1,382,592 occupants (Enwin & Visigah, 2021).

The Amaechi's administration in 2009 to spread development to the urban fringes as part of the work to decongest the Port Harcourt Region. In this manner, the Greater Port Harcourt City was conceived, traversing all or portions of eight local Government areas that incorporate Port Harcourt, Okrika, Obio-Akpor, Ikwerre, Oyigbo, Ogu-Bolo, Etche and Eleme (See Fig 8). Its total population was projected at 2,000,000 at the year 2009, making it one of the major metropolitan regions in Nigeria (Enwin & Visigah, 2021).

Methods and Materials

Research design

This study is a mixed methods research and the precise research design utilized was the concurrent parallel, so called because qualitative and quantitative data were collected concurrently and later triangulated (compared and contrasted) during data analysis to provide deep insights into the research questions (Creswell, 2014).

Table 1: Sampling Details 1

S/No.	Local Govt. Area (Stratum)	Names and Number of GPHC Component Communities*	10% Sample With Rounding
1	Port Harcourt Municipality (12)	Port Harcourt Township, Rumuibekwe, Abuloma, Amadi-Ama, Diobu, Elakahia, Nkpolu Oroworukwo, Ruumukalagbor, Ogbunabali, Orogbum, Oromineke, Oroworukwo	1
2	Obio/ Akpor (10)	Eneka, Rumuodomaya, Elemenwo, Rukpokwu Rumuosi, Iriebe, Rumuagholu, Ogbogoro, Eliozu, Rumuokwurusi	1
3	Etche (6)	Igbo-Etche, Abara, Elele-Etche, Umuebulu, Chokocho, Ikwerengwo	1
4	Ikwerre (7)	Igwuruta, Igwuruta-Ali Omagwa, Ipo, Aluu, Ozuoba, Omademe	1
5	Ogu-Bolo (7)	Ogu Town, Bolo Town, Wakama, Agokien, Mbikiri, Owo-Ogono, Iwokiri	1
6	Okrika (12)	Okrika, Okujagu, Abam-Ama, Omodara-Ama, Kalio, George, Obo, Ele, Ibuluya, Ogoloma, Donkiri, Mabegbeboko	1
7	Eleme (10)	Nchia, Ebubu, Esama, Eteo, Onne, Ogale, Alode, Aletto, Akpajo, Alesa	1
8	Oyigbo (7)	Oyigbo Town, Komkom, Izuoma, Ayama, Okoloma, Umusia, Iwuoma- Estate	1

Total number of communities selected = 8

*Source of component communities: Greater Port Harcourt City Development Authority (GPHCDA) (Enwin & Visigah, 2021).

Population

There were four target populations for the study, namely: (i) Members of occupational sub-groups for FGDs (Focus Group Discussions), (ii) Development professionals for Key Informant Interviews, two (2) members from urban and regional planners; architects; estate surveyors; land surveyors; quantity surveyors; and engineers were judgmentally selected from each of the development professions; (iii) Household heads in selected communities of GPHC (Greater Port Harcourt City); (iv) Relevant public officials for Key Informant Interviews from the Ministry of Urban Development and Physical Planning; Housing and Property Development Authority; and Greater Port Harcourt City (Enwin & Visigah, 2021).

Sample and sampling technique

The table below shows how the eight communities sampled were selected using a multistage sampling technique.

Table 2: Sampling Details 2 (Population 3)

S/No.	Stratum	Names of Selected Communities	Population (1991 Census)	2019 (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	1.5
2	Obio/Akpor	Rumuodomaya	4,548	25,519	4,828	65	1.5
3	Etche	Abara	1,866	10,823	1,940	26	1.5
4	Ikwerre	Igwuruta-Ali	2,805	16,269	2,480	34	1.5
5	Ogu-Bolo	Wakama	2,717	15,759	2,266	31	1.5
6	Okrika	Okujagu	5,794	33,785	3,191	43	1.5
7	Eleme	Akpajo	5,195	30,298	3,092	42	1.5
8	Oyigbo	Okoloma	3,474	20,149	2,488	34	1.5
Total			35,999	208,284	29,093	395	1.5

(Enwin & Visigah, 2021).

Instrumentation/Data collection

Primary sources comprised:

- A pre-coded household questionnaire, to obtain socio-demographic information on selected households and tap information related to social housing; aided by a simulation of the layout and house types in the proposed social housing development
- Checklist of questions for Key Informant Interviews and Focus Group Discussions;
- Photography;
- Direct observation of key features in past mass/low-cost housing estates; and
- Measurement - for instance, geo-locating key features pertinent to the research.

Secondary sources were:

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- a) Published and unpublished information;
- b) Government archival records; and
- c) The Internet

Validity and Reliability

To ensure instrument validity, all instruments were thoroughly vetted by the research team and by selected development professionals. The test-retest method was used to check the reliability of the instrument on households (Sauro, 2015) was employed. This entailed administering the instrument twice within an interval of 3 days to a set of 10 randomly chosen respondents in one of the GPHC communities and correlating the results. The obtained Pearson correlation coefficient (r) of 0.8 assured the researcher that the instrument was reliable for use in the main study (Enwin & Visigah, 2021).

Data collection procedures

Having so settled the representative number of cases to be sampled, systematic probability sampling was applied to the list of households from the target population. Since the sampling fraction was roughly 1%, random sampling was utilized to pick from the interval of 1 - 100. From that point, each 100th case was picked until the probability sample size of 395 was realized. After administering the survey instrument, there were 63 non-response cases, yielding a non-response rate of 16%. Along these lines, 332 substantial cases were valid. Among private associations keen on housing improvement, the managers of four (3) primary mortgage institutions were interviewed to know their perspectives on the proposed sustainable social housing programme. For the Key Informant Interviews, a director was chosen judgmentally and interviewed from the MDAs associated with housing and 2 interviewees from the different professional groups (Enwin & Visigah, 2021).

Method of data analysis

For the quantitative aspect, all levels of statistical analysis – univariate, bivariate and multivariate were employed (Enwin & Visigah, 2021). Content analysis for employed for the qualitative aspect of the study. This was aimed at discovering the key issues and patterns in the free flowing responses that were received from the field. These key issues were itemized, compared, and contrasted (triangulated) with the information obtained from the quantitative paradigm (Enwin & Visigah, 2021).

Results

Discussion of findings

Support for Development of Integrated Housing Estate

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

As Table 3 shows, the modal scores among the first, second and third mentioned reasons for supporting development of integrated housing estates.

- i. Modal first mention: “More persons will own better homes” (27.3%)
- ii. ii. Modal second mention: “It will enable me own my personal house” (18.2%)
- iii. iii. Modal third mention: “It will solve the housing problem in the area” (16.3%)

Table 3: *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	Installment 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

(Enwin & Visigah, 2021).

Respondents’ Perceived Benefits of the Proposed Sustainable Social Housing Development

With regards to the perceived benefits of this programme, the responses were as follows; The modal first, second and third mentions were “Easy/Installment repayment plan” (9.9%), “Better Neighbours” (6.9%) and “Well planned estate” (4.6%).

Comparison between Proposed Development and Past Government Schemes

In response to the issues of comparison of the project with government schemes, the modal answer was “Strongly Agree”, accounting for 57% of all respondents.

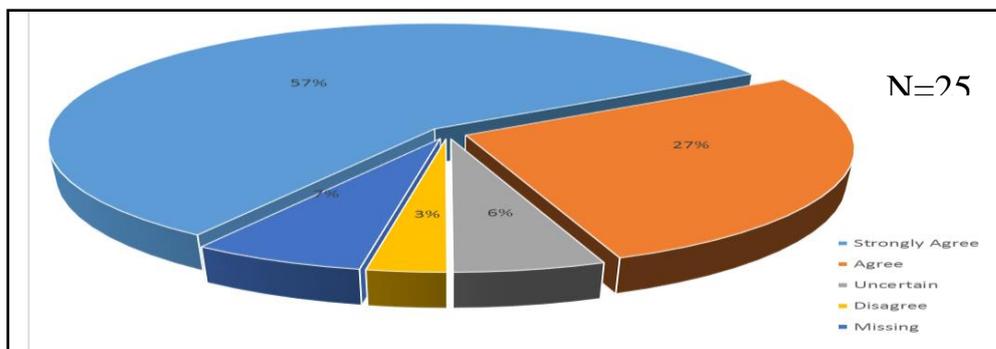


Fig.1: *Perception of Respondents Regarding Previous Government Housing Schemes and the Proposed Scheme (Enwin & Visigah, 2021).*

Table 4: Perceived Benefits of the Proposed Integrated Housing Estate

S/No.	Item	First Mention (N=258)	Second Mention (N=258)	Third Mention (N=258)
		%	%	%
1	Easy Installment payment	9.9	2.3	1.9
2	Peace of Mind	3.8	4.6	1.1
3	Well-planned estate	0	4.6	4.6
3	It will eliminate landlord and tenant problems	1.9	0	2.7
4	It will enable me plan well	1.9	0	0
5	I need my own accommodation as a young man	1.9	1.5	0
6	It will give me privacy	1.5	0	0.4
7	Youths can own homes early in their lives	4.2	1.5	1.1
8	Everything will be within the state	1.1	1.1	1.5
9	Employment will be provided	0	1.1	0.8
10	Low income earners can now own homes	0	2.7	1.1
11	Good environment	2.7	2.3	1.1
12	New and modern houses	3.8	4.6	3.5
13	Housing for all	2.3	0	0.4
14	Work and home will be close	3.1	0	2.3
15	Better neighbours	3.1	6.9	4.2
16	Basic amenities will be present	1.1	3.8	3.8
17	Security will be provided	0.8	0	5.0
18	Working and paying for the house is good	0	3.8	0
19	Recreational facility will be present	0	0.8	2.3
20	Missing Data	52.7	41.6	61.8
Total		100	100	100

(Enwin & Visigah, 2021).

Suggestions for the Sustainable Social Housing Development

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 (Enwin & Visigah, 2021).

Key Informant Interviews

Key Informant Interviews were conducted with professionals in the built environment (development professionals); relevant public officials (directors of housing related ministries) and managers of 3 (three) Primary Mortgage Institutions. (a) Development Professionals, Comprising Urban and Regional Planners, Architects, Engineers Quantity, Land and Estate Surveyors (Enwin & Visigah, 2021). The findings were as follows;

Table 5: *Suggestions towards the Proposed Sustainable Social Housing Development*

S/No.	Item	First	Second	Third
		Mention (N=258)	Mention (N=258)	Mention (N=258)
		%	%	%
1	Create adequate awareness	1.5	0.8	0
2	The houses should be modern	2.7	3.4	1.9
3	Provide security	0.8	0	2.3
3	The cost should be low	2.7	1.5	1.5
4	They should be transparent in the allocation of houses	3.8	0.4	0
5	The estate should not be in the village	1.1	3.1	0.8
6	The rooms should be large	2.3	1.9	2.3
7	Good salary for workers	0	3.1	2.3
8	There should be many units to accommodate more households	1.1	0	2.4
9	The scheme should be targeted at the youth	0	1.1	0
	It should not be called low cost estate	1.1	0	0
10	There should be monitoring/supervision by government	1.5	0.4	1.1
11	The scheme should not be hijacked by the rich	0.8	1.9	0
12	Seek opinion of prospective participants before design	1.1	0	0
13	Repayment should not be by work	0	0	0
14	Facilities/amenities should be provided	0	1.1	1.1
15	Good management for the estate	0.8	0	0
16	Quality Building materials should be used	1.1	0	0
17	The organization should follow due process with government agencies	1.1	0	0
18	There should be legal and administrative framework	0	0.8	0
19	Missing Data	76.3	80.5	84.0
Total		100	100	100

(Enwin & Visigah, 2021).

Benefits/Positive Outcomes

- i. Sustainable Social Housing is a welcome development because it will meet the needs of the urban poor. It also fits well into the Greater Port Harcourt City Development Programme, which proposes that projects be located on the outskirts of the city to spread population and decongest the city centre. Certain types of housing are lacking in the city's housing stock, while others are in short supply. They also suggested well-serviced and maintained low-rise condo-style housing in a nice neighbourhood to complement the city's charm.
- ii. To sustain the quality of life of city people, particularly the target groups, affordable housing provision should be based on a need-stay policy trust.
- iii. They urged for the simplification of the construction permission procedure, the provision of secure land, increased mortgage lending, and financial support for housing.

- iv. They campaigned for housing development policies that prioritise the needs of the poor and are designed to spur housing expansion and encourage private sector investment in the area. Government should acquire land and allot it for housing development in accordance with appropriate laws and zoning regulations, according to the advice. As an inducement, they also sought decreased taxes, levies, land registration costs, stamp duties, processing fees, and other fees. Furthermore, he called for the use of mortgage facilities, flexible payment plans, and access to housing loans, as well as the prevention of aboriginal community disturbances through effective settlement.
- v. In the construction of the Sustainable Social Housing Community, they advocated for government attention to resilience in planning to survive natural disasters and climate change impacts such as flooding. Advocated for the creation of a green belt on the city's outskirts to serve as a forest reserve and as a site for agricultural development with all of the essential facilities.
- vi. The agropolitical community should be a peri-urban development that serves as a food basket for the city and creates jobs, according to the advice. Land for the SSHD should be carefully surveyed and safeguarded with necessary laws and titles, according to the author. Advocated for a clear definition and framework for the development of social housing in the city.
- vii. They believed the government should intentionally devise ways to subsidise the cost of construction materials by encouraging local manufacturing and negotiating directly with manufacturers. Advocated for private-sector-led building methods that use contemporary technology, equipment, and knowledge to reduce project time and costs. To reduce waste, he suggested using modular and efficient living areas in apartments. That policymakers, government officials, and private investors should work together more effectively. The establishment of a framework for the execution of sustainable social housing construction in Greater Port Harcourt City was strongly recommended.
- viii. They pushed for significant projects to be handled by only professional engineers and other professionals in the built environment from conception to commissioning in order to ensure quality and integrity. (Enwin & Visigah, 2021).

Key Informant Interviews with managers of Private Mortgage institutions can be summarized as follows;

- I. They believed that the government cannot support housing programmes on its own, and that funding through public-private-partnership structures is the only long-term solution to global housing development.
- II. That successful peri-urban development in Greater Port Harcourt City will contribute to the decongestion of the city centre and the reduction of slum development.
- III. It was emphasized that large-scale housing and urban agriculture growth is desired since it will provide jobs, better living conditions, and increase the quantity of life in the city.
- IV. They all sued for the recapitalization of the Nigerian Federal Mortgage Bank and the Mortgage apex bank.
- V. Advocacy and serious efforts should be made to educate the public about the advantages of mortgage financing. They also advocates for the government's policies and legislation towards housing provision should be reviewed. (Enwin & Visigah, 2021).

Discussions with heads of agencies yielded the following;

- i. Concerning resilience to flooding and climate change impacts, he informed that there is provision for a central storm water canal in the GPHC Master plan.

- ii. They recommended tax holidays, Site and Services Scheme and mortgage finance for new housing developments.
- iii. Recommended phasing for projects in view of the huge cost and technical content to ensure efficiency and sustainability.
- iv. Sued for Public-Private partnership as the solution for a successful implementation.
- v. That there should be proper collaboration between all parties involved in the actualization of the programme.
- vii. Sued for aggressive compliance and advocacy for social housing.
- viii. They advocated for more beneficial engagement between policy makers, government functionaries, private investors and the organized labour, more government funding for public sector housing and strongly appreciated the development of this agropolitan community to create employment and provide affordable housing for the low-income population.
- ix. That government should consciously pursue and implement policies that will sustain housing development since population growth is on the rise and review planning and housing laws that are obsolete.
- x. They advocated for concerted efforts towards public enlightenment in mortgage financing and agricultural development, which are key components of the agropolitan investments. Advised that only professionals and contractors with proven records and expertise should to participate in the execution and management of the programme (Enwin & Visigah, 2021).

Challenges

- i. The high cost of land and zoning policies may limit implementation in terms of siting.
- ii. The city's master plan makes no provision for social housing.
- iii. They identified several issues with the current housing delivery system in Greater Port Harcourt City, including a lack of government support, poor implementation and financing, fraud and corruption in the system, poor administration, a lack of coordinated and consistent policy, high construction costs, and a poor implementation framework, among others.
- iv. The housing provided for city people is woefully inadequate and disastrous for the poor. Port Harcourt residents face a severe shortage of rental and home ownership units, as well as exorbitant land and construction material costs. There's lack on incentives for housing development for the working class residents and even more severe impact for low-income earners.

Framework and Guidelines for Implementing Sustainable Social Housing Development (SSHD) in Greater Port Harcourt City

Location of the Sustainable Social Housing Development

This project is a comprehensive and sustainable agropolitan territory, to be situated in a space allocated for future residential developments within the Greater Port Harcourt City Master Plan.

The goal, first, is to give reasonable accommodation to individuals 'no income' and 'low income' groups, and to create a sustainable, fundamentally agro-based livelihoods, which will empower recipients to easily deal with their basic needs. Another goal is to create an iconic residential skyline to complement the proposed beautiful landscape of the Greater Port Harcourt City. The site will have reasonably easy access to the rest of the city to take advantage of the sites proposed robust facilities (Enwin & Visigah, 2021).

Target Group

The focus of the project is to cater for the needs of young unemployed youth interested in farming, which will include; livestock production, poultry farming, pig farming, snailry, rabbitry, apiculture, aquaculture and olericulture. The project will focus on young, unmarried, newly married without children and the married with young children citizens of the state. Beneficiaries will fall within the income groups referred to as “No income” (less than the minimum wage of N30, 000 monthly), “Low Income” (N30,000 to N60000 monthly and “Lower Middle” (N61000 -90,000 monthly) groups (Enwin & Visigah, 2021).

Types of Housing

Beneficiaries of the proposed project are to be housed in studio like (self-contained), one-bedroom, two bedroom and three-bedroom apartments (as appropriate) (See Figs.2) and all types shall be well integrated in a condo-style, low-rise housing to ensure bonding and social cohesion.

Residential Block Type 1

Mixed-used: 3-Bedroom, 1-Bedroom, Studio, 2-Bedroom



Fig. 2: Typical Floor Plan (1, 2 and 3)
Source: Researchers Design Proposal, February 2020



Fig. 3: 3D Projection (Approach View)
Source: Researchers Design Proposal, February 2020

Residential Block Type 2



Fig. 4: Typical floor plan (Ground, 1, 2 and 3)
(Source: Researchers design Proposal, February, 2020)



Fig. 5: 3D View of Plot for the Proposed Sustainable Social Housing Estate
(Source: Researchers design Proposal, February, 2020)

Site Schematic Layout

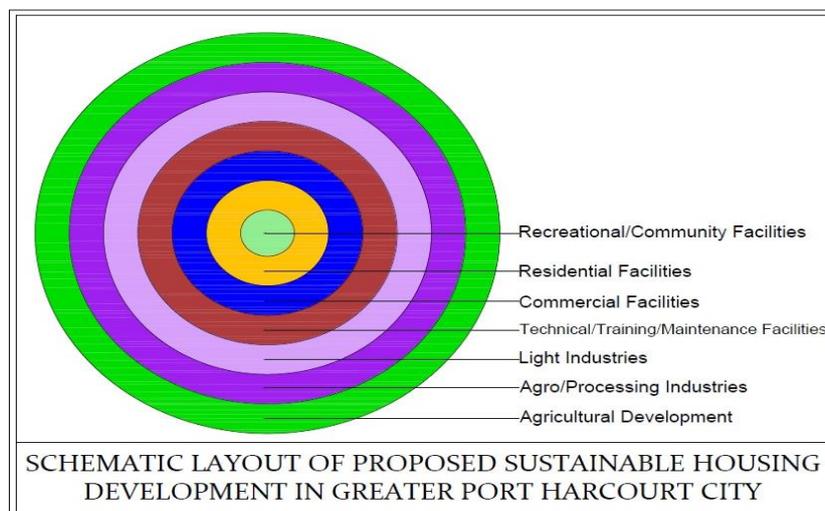


Fig. 6: Site Schematic Layout
Source: Researchers Design Proposal, February, 2020)

Social Sustainability

According to UN-HABITAT (2012), “Social sustainability in housing is about creating affordable, good-quality, inclusive and diverse (mixed-tenure and mixed-income), secure and healthy dwellings, residential areas and communities which are well integrated into the wider socio-spatial systems of which housing is part”. As an integrated and sustainable social housing development, this project will provide all shades of benefits and multiplier effects that will impact positively on the well-being of the target population (Enwin & Visigah, 2021).

Furthermore, within this development, healthy and safe lifestyles will be achieved by making the place attractive and creating cohesion. Cultural sustainability will take into consideration cultural worldviews, thus supporting the dignity of communal life as illustrated in Fig. 8 (Enwin & Visigah, 2021).

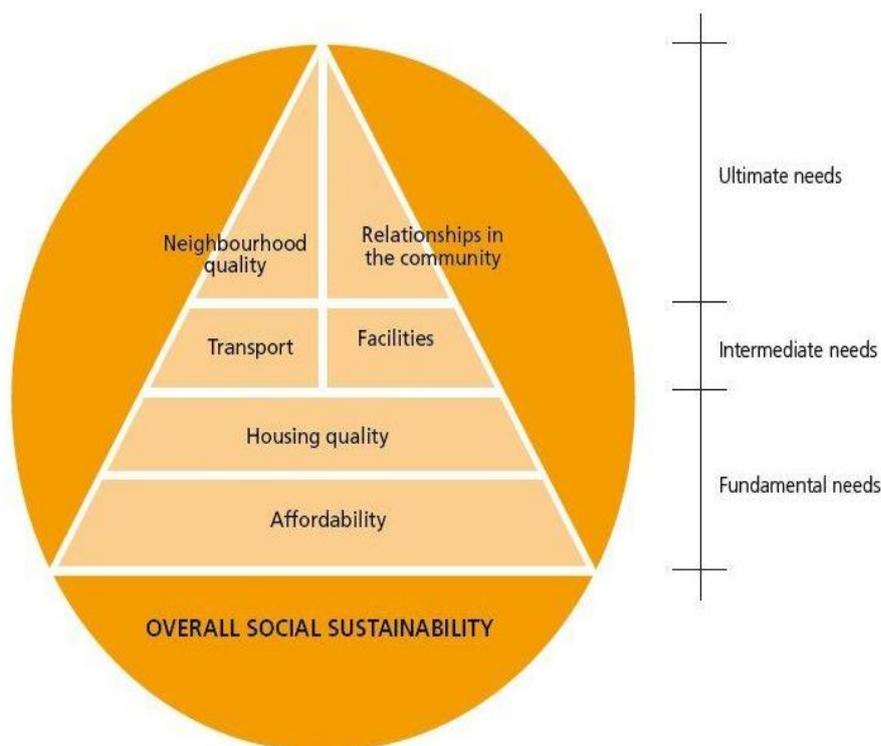


Fig. 7: Conceptual Representation of Social Sustainability
(Source: Ancell and Thompson-Fawcett, 2008: 432)

Summary of Findings

UN-Habitat 2012 Guidelines for Acceptable Sustainable Social Housing Development

Government previous efforts were only targeted at civil servants in the form of mass housing which were grossly inadequate, for the government workers, not even to talk of the poorest poor who deserve attention in view of their condition. The guideline of UN Habitat could not be implemented because there was no programme in the first instance to evaluate as recommended. This new approach seeks cooperation between UN-Habitat, governments, development partners, investors and financiers who will operate a public-private partnership structure. The agropolitan development will leverage on the robust benefits of the guidelines of the UN Habitat to deliver a sustainable, affordable, self-serviced housing development in Greater Port Harcourt City (Enwin & Visigah, 2021).

In summary, UN Habitat recommends that the development of sustainable social housing should incorporate Environmental, Social, Cultural and Economic Dimensions.

Determinants of Perceptions of Superiority of the Proposed Sustainable Social Housing Development and Acceptability of the Proposed Development

From the study, it was discovered that academic attainment, marital status, occupation and gender could explain a little over 20% of the variation in each of the dependent variables. For instance, Obinna (1987), working on the planned and non-planned residential areas of Port Harcourt found that socio-demographic characteristics such as the afore-mentioned ones emerged as weak predictors of neighbourhood and dwelling unit satisfaction, the explanatory power being of the order of 5% and 10%, respectively. The latter is consistent with the findings of earlier quality of life researchers in the USA, (Campbell, Converse & Rodgers, 1976).

In summary, the UN-Habitat 2012 Guidelines for acceptable housing development were not included in the housing delivery framework of the city. Therefore, the poor population in the study area live far below the International poverty line (\$1.90 per day), and are uneducated and mostly unskilled. However, they were highly dissatisfied with their present living conditions and unsure means of livelihood and were willing to embrace the proposed social housing programme. All the key informants interviewed from the built environment and captains of mortgage and financial institutions all supported the establishment of an agropolitan social housing development in the study area. There is no proposal presently for the poor population to have access to affordable housing and most of them do not have identifiable sources of income (Enwin & Visigah, 2021).

Conclusion

Examining the UN-Habitat 2012 guidelines, the framework that this research has developed will effectively provide affordable housing for the target groups as well as enhance their living conditions. 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, which has to do with encouraging an agropolitan system of investment (Enwin & Visigah, 2021). In fact, potential beneficiaries are anxious, willing and ready to take advantage of the new initiative. This robust and well-managed programme, with an array of neighbourhood best-practice amenities, has thrown the fears of tenure security, poverty, crime, inadequate amenities and facilities and forced eviction away.

Recommendation

This study proposes the following to ensure sustainable social housing in Greater Port Harcourt City.

- i. As a new concept, adequate awareness and advocacy should be created.
- ii. The programme should embrace all income categories and should provide employment, through investment in agriculture, light industries and support services.
- iii. As a new town, there should be many units to accommodate more households and good salary for the workers.
- iv. The opinion of prospective beneficiaries and participants should be sought during design stage.
- v. Modern facilities and amenities should be provided with effective security and good management.
- vi. There should be a concerted and continuous relationship between the UN-Habitat office, the relevant state and federal government agencies responsible for housing provision in Greater Port Harcourt City, Port Harcourt Nigeria.

- vii. Professionals in all aspects of the SSHD should do their utmost by researching on improved technologies for sustainable housing delivery.
- viii. Efforts should be doubled to encourage local production of quality building materials locally to enhance social housing delivery.
- ix. 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 administered by the private sector organizations.

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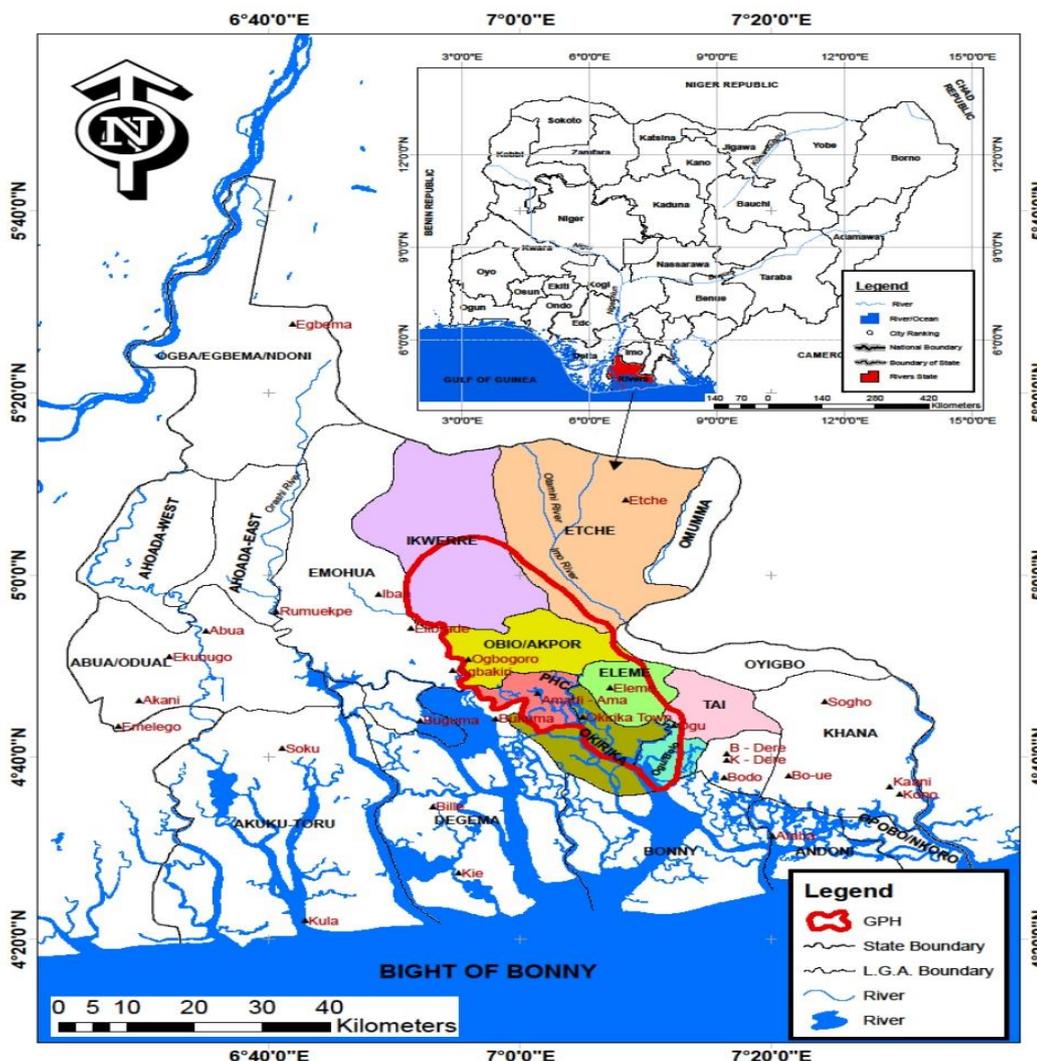


Fig. 8: Location Map of Rivers State showing the Study Area (Sources: Rivers State Ministry of Lands and Survey, 2018)