The Impact of Rural Urban Migration on Housing Deficit in Port Harcourt Local Government Rivers State

Okey- Ejiowhor Caleb Hapiness, Amakiri Ibiene Tamunoala and Nkeiruka Okwakpam Adibe

Department of Architecture,
Faculty of Environmental Sciences,
Rivers State University, Port Harcourt, Nigeria
calebokey-ejiowhor@ust.edu.ng

ABSTRACT
The paper dwelled on impact of rural-urban migration on housing deficit in Port Harcourt local government in Rivers state. The paper has two specific objectives. Housing is a basic need of every human being; it is to human being what food is to the body. When people move from rural area to urban cities, they add to the housing need of the urban cities. The observed gap in literature was that no study no study has categorically studied the housing deficit of rural urban migration in Port Harcourt local government. The study population is made up of 447 house hold all drawn from Port Harcourt city local government area. The paper adopted stratified sampling techniques in the data collection, while Taro Yemen method was used in determining the sample size of the study. The paper use simple percentage in showing the impact of rural urban migration on housing deficit in Port Harcourt. The study concluded that residents are dissatisfied with their residential condition such as electricity supply, water supply and waste collection and disposal. Finally financial institutions must improve in their services regarding mortgage loans.
Keywords*: Rural Urban Migration, Housing Deficit, Port Harcourt Local Government, Rivers State

1.1 INTRODUCTION
The phenomena of rural urban migration mean movement of people from the rural area to the urban area. The practice is an important indicator of development process. People migrate to urban cities in search of greener pastures. The process is a reoccurring decimal because the process will not cease because people will never stop moving from one place to another, either in search of greener pasture or other socio-economic reasons. Each time people migrate from rural area to urban area a number of social-economic problems are created (Kinde, 2010). Prominent among others is the problem of housing. Housing is a basic need of every human being. Housing is to human being what food and clothing are to us. According to Fadamiro, Ajayi and Taiwo (2004), housing is fundamental, welfare survival and health of man. The first indicator of standard of living is housing (Encarta, 2007). In developing countries like Nigeria poor housing delivery or deficit has been blamed on inadequate mechanism and systems for land allocation, funding, mortgage, institutions and infrastructure. Another important reason for housing deficit in urban area can be attributed to the fact that many developing countries haven no visible plan to control rural urban migration (World population Policies Report (WPPR, 2013). The ratio of rural urban migration of 2 is to 10 is quite alarming (CBN Social Statistics, 2021). Rural urban migration is a problem because it put pressure on infrastructural facilities especially housing (Ajanleoko, 2001). Housing is defined to include access to land, shelter and the necessary amenities that makes shelter functional, convenience, aesthetically pleasing, safe and hygienic according to Ajanaku (2015) In Nigeria, rural urban migration is a problem because it results into shortage in the provision of adequate housing, overcrowding and congestion in housing facilities and also exposure to environmental hazards. There is no gain saying that shelter provision especially in urban cities are far below average standard in terms of quality and

adequacy of housing. Housing issue is more severe in Port Harcourt and Obio/Akpor local governments evidenced by high presence of ghetto or shanties in the two local governments under review. According to Rivers state ministry(2021) of housing, Port Harcourt city and Obio/ Akpor local government record over 100 immigration on daily bases who came either as visitors or to reside in search of jobs. There is no record as to how many residential houses are available in Rivers state. But according to WPPR,(2013) the proportion of migration into the state is far higher than the rate at which new houses springs up. It is against this background it becomes imperative to examine the housing problem of rural urban migration, In River state.

1.2 Aim and objectives of the study
The study is aimed at examining the impact of rural urban migration on housing deficit in Port Harcourt and Obio/Akpor local Government areas of Rivers state.
The specific objectives are to
  (i) Ascertain resident satisfaction with the residential quality of life.
  (ii) Ascertain the variable(s) of great priority to residents in improving residential quality of life in Port Harcourt.

2.0 Conceptual clarification
The concept of rural urban migration
Rural urban migration refers to movement of people from the rural area (villages) to urban cities. Rural urban migration result into urbanization (UN-Habitat, 2006). Urbanization is the increased concentration of people in cities as against rural areas. Rural-urban migration can be measured as the size of urban population divided by the size of the total population. This implies that the higher rural-urban migrants higher the population of urban people.

Urbanization connotes drift of people from rural area to urban areas. The growth of population in the urban area depends on the rate at which people migrate to the urban area. Urbanization is not limited to developing nations like Nigeria, but also to developed countries. The difference between urbanization in developed country and that of developing nation is that adequate provisions are made to contain such a drift. The consequence of rapid urbanization process in developing country coupled with wrong urban planning are increased pressure on urban infrastructure and resources, increasing housing deficits. This result into many people living in slums and accelerated loss in original building plans (CBN, 2019).

There is no gain saying that housing is a necessity or basic need of every human being. It is weighed in the same scale as food and clothing. According to Fadamiro, Taiwo and Ajayi, 2004) housing offers cradle to survival and health of man. The type of house we leave define our personality (Krishna el at, 2014). Housing is an important economic indicator of a people's standard of living and position in society. In developing countries poor housing delivery according to Encarta (2007) can be attributed to inadequate land allocation and mechanisms, funding, mortgage institutions and infrastructure

There is no gain saying that high growing urban population result into serious housing challenges. However, to amplify a better understanding of the impact of rural-urban migration on housing, we must distinguish between urbanization and urban growth. The former describe the proportion of the total national population living in areas classified as urban, while urban growth is the absolute number of people living in area classified as urban (Krishna, Siram & Prakash, 2014). Rural-urban migration plays key factor in urbanization, it plays little or no role in urban growth. The major determinant of urban growth is natural population growth. But, the more young men and women migrate to the urban cities the higher the level of urban growth (Kumar, 2010).

The movement of people from rural area to Port Harcourt city is a common episode in Rivers state. The movement has a number of antecedences on both rural and urban communities. It deteriorate rural economy leading to wide spread poverty and food insecurity (Mini, 2001). This is the outcome when youths migrate from rural area to urban areas in large number leaving only the elderly men and women to constitute labour force of the rural area. Increasing migration of people from rural areas in Rivers state places pressure on the local government in the provision of such thing as low cost housing, recreational centers etc. this is a universal problem and poses worldwide challenges. Data on the rural urban migration

is seriously lacking and difficult to source because of the inability of the conventional method of data collection used in economics and other statistical courses to monitor different aspect of poverty for example demographic and health survey does not include information on rural urban migration and it's effect on urban housing, such study is usually undertaking by the government. For example, the 583 pages of demographic study conducted by the Federal Government in Nigeria (2013) completely excluded information on migrants. The demographic aspect included by the national population census is quite inadequate.

Study Area

Port Harcourt like every other Nigeria state capital usually experience high urbanization, the experience date back to 1913. At inception, the city grew from 5,000 persons in 1913 to 79,634 in 1953. Representing a growth rate of 74,663 increase in population. It grew to 179,563 in 1963(Ogionwo,1979). The city population became 440,399 in 1991(national population commission, 1991). The 2006 census put the population at 541115 people. The city population have been projected based on 2006 figure to 963,373 in 2010. If we assume population growth rate to be linear the annual growth rate becomes5.2%, According to Wokekoro and Owei(2006), the level of growth in population has led to spatial expansion which forcefully integrated once a close neighboring rural area at the periphery of the city to an annex of the city.

Given the exponential growth rate in human population as a result of migration from rural areas to urban areas, Ugwuorah,(2002) noted that urban infrastructure and services in Port Harcourt city could no longer keep pace with the growth rate in human population. Consequently, there is a rise in poverty, uncontrollable urban environmental problems, uncontrollable housing deficit, flooding, traffic congestion, poor state of the urban physical environment and rising crime rates. Worse still as noted by Obinna, Owei and Mark(2010)the city is bedeviled by deplorable housing, inadequate space for erection of houses, and absence of basic services in the information settlements of the city.

It is the present state of affairs that necessitated this study. It is also pertinent to note that we shall use subjective indicator to measure peoples' perceptions of the aspects of their lives affected by the deficit housing in Port Harcourt city.

Housing

There are cost arising from the inability of urban cities to effectively cater to the housing needs of the population, one obvious consequence is the formation of slums or informal settlement. It is only migration that can heighten the effect and further endanger the cities (US Bureau of statistics, 2017)

The provision of affordable housing is a priority as a key to fulfill city resident's needs and those of immigrants. However the challenges faced in order to satisfy this needs are:

(i) Financing the projects
(ii) Addressing the lack of a social and affordable housing policy that forces people to meet their own housing needs; in some case the result is overcrowding and development of slums
(iii) Using land optimally for city housing projects
(iv) Settling involuntary migrants in the long term and short term.

Suggested solutions

In this section we proffer some workable solutions to tackle the housing problem of cities. To minimize the housing problem of cities the following measures should be put in place:

a). urban planners should explore avenues to repurpose vacant space, apartments or underutilized building in the city to accommodate or house migrants.

b). the transportation infrastructure must be scaled in favour of migrants to live in locations dispersed throughout the city yet travel anywhere in the city and easily reach employment opportunities.

c). housing should be looked as a fundamental right of every human being and view housing challenge from that point of view.

d). the city's administrative managers should be supported in their jobs by members of the public seeing housing challenge as something that applies to some people

Empirical review of literature
Ankur, Yadav and Sudarshan (2015) carried out a study titled understanding rural to urban migration
They attributed the growth of urban cities to lack of facilities, upward mobility, unemployment and livelihood issues, socio economic and lifestyle conditions, high capacities of urban companies to absorb more labour, high income generation opportunities. The study was carried out in Nagaland a state in Northeast India. According to The population census (2011) Nagaland has a population of 19, 80,602 persons. The study finding shows that migration from rural area to urban contributed greatly to growth in urban population and has contributed great to the upsurge in urban population
Lamoro, Alfred, Xiog, john, Leju and Ladu (2017) carried out a study on causes and consequences of rural –urban migration in Juba metropolitan in South Sudan. The main focus of the research was on the causes of migration in South Sudan. The study used stratified random sampling method because the exist district method known as payam, the study relied on the use of both primary and secondary sources. All analysis was carried out through the use of SPSS. The findings of the study shows majority of the migrants are male, whose age ranges from 30-39 years. They either migrate to search for job or to further their study, some migrate to search for basic amenities, join relative and to get married. They conclude that the only remedy to rural urban migration is the removal of imbalance in amenities between urban and rural area. Mere persuasion cannot neither stop nor reduce it.
Other studies examined housing as an architectural construct of settlement in the process of migration. Diller and Scofido (2012) explored global migration by translating statistics into cinematics and graphic representation.
We observed that no study has specifically focused at examining the effect of migration on housing needs with emphasis on Port Harcourt city. It is this observed gap that the present study is poised to fill.

RESEARCH METHOD
The target population of this study is composed of household members residing in the present day Port Harcourt. The study will adopt stratified multistage sampling technique. The stratified multi stage was considered ideal because selection of participants will divided into some stages as state below:
Stage one: selection of communities from various communities in Present day Port Harcourt (see table 1)
Stage two: The listing of building of building and households from the selected communities
Stage three: selection of households to be studied.
Stage Four: selection of household respondents in the house from the choosing communities
Taro Yemen formula is defined as:

$$n = \frac{N}{1 + N(e)^2}$$

Where
n - sample size
N - population of the study
I - constant
e - degree or error expected
After determining the sample size, we then apply the systematic sampling method to select household to be issued questionnaire from the ordered list of population elements.

Table 1 order of sampling selection

Name of stratum	Name of community	Total no. of building	Total number of household	Sample size
Port Harcourt	Diobu	156	345	45
New Port Harcourt	Abacha road	132	102	20
Total		288	447	65

Using the Taro Yamane Formula at !0% degree of confidence

The researcher choose to adopt a passive-observational research design- this method of research design has to do with studies where no previous treatment, intervention, or any form of manipulation or subjects of interest. Data were collected through the household questionnaire, we the use univariate analysis of mean to analysis house responses to the structured questions.

Table 2 showing distribution and retrieval of the distributed household.

Name of stratum	TQ Issued	TQ retrieved	TQ not retrieve	% of Q retrieved	Total percentage
Port Harcourt	45	40	5	88.88	11.11
New Port Harcourt	132	120	12	90.91	9.091

Source: from field survey 2022.

Table 2 above shows that majority of the questionnaire distributed (40 or 88.88% and 120 or 90.091 respectively were retrieved from the respondents.

Table 3 shows how respondents responded to the research questions

Neighborhood attributes	DS	VSD	FDS	NSND	Mean	Std
I am satisfied with housing provision in PH.	80	55	17	10	3.265	0.6768
How satisfied are you with the condition of your street	45	38	30	49	2.4877	0.5863
How satisfied are you with government provision of amenities, like houses, hospitals, police station	76	60	10	16	3.2099	0.6543
Slums and real estate should exist side by side	80	58	12	12	3.272	0.5452
Slums exist because there are no land space to build house	50	55	35	22	2.8210	0.6934
It is absolutely impossible to relocate the people	78	64	14	6	3.3210	0.5467
How satisfied are you with the cleanliness of your neighborhood	54	69	20	19	2.9753	0.6342
Are you satisfied with the level of social interaction in your neighbourhood.	55	40	37	30	2.7407	0.4532
Grand total					24.0793	3.0099
Question on safety	DS	VSD	FDS	NSND	Mean	Std
Are you satisfied with the level of safety of property and lives in the neighbourhood	40	46	30	46	2.3210	0.5645
How satisfied are you with rate of power supply in your area.	56	54	30	22	3.02469	0.3476
Without biasness are you satisfied with your area	40	38	40	44	2.4567	0.3542
Grand total					2.6042	

Grand mean equal to grand total divided by number of item (7.81269/3=2.6042)

DA- disagree
VSD- very strongly disagree
FDA- fairly disagree
NSND- Neither satisfied nor dissatisfied

The result of the analysis in table 3 above shows how the respondents respondent the questions on the adequacy of housing in Port Harcourt. The result revealed that the respondents admit to the inadequacy of housing in Port Harcourt metropolis. This is supported by mean score of 3.0099. The mean score shows a

high relationship between migration and housing in Port Harcourt, meaning that the more people migrate to the city the more higher the level of housing in the urban cities.

The above respondents also affirmed that the quality of house in the area is low and inadequate. This is also supported by a mean score of 2.60423.although the score in within the range of moderate. It shows that migration also cause a fall or reduction in the quality of housing in Port Harcourt.

The mean score also revealed a relationship between housing and security. It shows a weak relationship between housing and security. It admit that the level of security and housing in the era of high migration.

Quality of housing and area

In this section we analysis the quality of housing and area where the house resides. Table 4 below

Table 4 showing quality of house and area

The quality of housing(sanitation)	Pail bucket	Latrine	Bush	Pier water side	Water closet	No toilet
Number of respondents	20	38	35	30	20	19
Percentage	12.34%	23.60%	21.60%	18.52%	12.35%	11.73%
Ranking	4th	1st	2nd	3rd	4th	5th

Table 4 above is a display of types of sanitation use in Port Harcourt urban. The table shows that the most commonest means of sanitation in Port Harcourt city is Latrine, while the use of bush ranks second the use of water side ranks second. The use of water closet is rated 4th. The implication of this is that most residents of Port Harcourt cannot afford decent accommodation and water closet type of sanitation.

Table 5 shows method of refuse disposal.

House hold means of disposing refuse	Refuse are collected by government agency	Refuse buried in the ground	Dumped anywhere in the open	We burn refuse	We dump refuse in collection point	Collection by private individuals
No of respondents	25	10	15	20	65	27
Percentage	15.43%	6.17%	9.26%	12.35%	40.12%	16.67%

Table 5 above shows the means of disposing refuse in Port Harcourt. The table shows that most people in Port Harcourt dispose their refuse by dumping them at refuse collection point. This supported by a value of 65 or 40.12%. This followed by those that dispose their refuse using private individual refuse disposal agents. The total number of respondent that utilizes this method is 27 or 16.67%.

The implication of this outcome is that refuse are properly disposed off. But the existence of other means of disposal affirmed that there are those that does not live in decent houses and may not properly dispose of their refuse.

Table 6 shows the distribution of rentables houses and the number of people that occupy the room in Port Harcourt

Type of house	Size	Number of occupants	Area most predominant
One bed room flat	14x14x 2	1-6 persons	Abachar road GRA
Apartment	16x16x4	1-3 persons	Abachar road GRA
Two bed room flat	12x12x2x2	2-10 persons	Abacha/diobu
Three bed room flat	14x13x2	1-10 persons	Abachar/diobu
Self con	14x14	1-8 persons	Diobu
Room and pallor	12x12x2	1-7 persons	Diobu
One room	12x12x1	1-6 persons	Diobu
Batchers	12x11	1-8 persons	Diobu

Table 6 above shows type of rentable houses available in two areas in Port Harcourt city and the number of occupants as observed from the area covered by the researcher. The table revealed that there are more persons living in such houses as self con, room and pallor, one room and batchers. The distribution shows that houses and other facilities are greater pressure in Diobu compare to Abachar road.

Findings

The following findings were made;

The number of people moving from rural area to Port Harcourt has always being on the increase. This evidenced by annual growth rate of about 5% Akpan,Obisung, Asuquo(2012).

There is pressure on available facilities like road, schools, and housing.

The number of people living in house space measuring 12x12 averaged 6 person room. Occupants are not properly housed in line with recommendation made at world forum on ideal housing in (2019). It recommend between 1- 2 person per room measuring 14x14 Standard.

The study has been able to identify causes of the high rural urban migration in Port Harcourt city. The study also affirmed that the type of housing available defines the personality of the occupant. The finding corroborate the work of Gaile and David (2009). They affirmed that housing can be used to measure occupant present income level. Implying that high income earners will occupy better houses irrespective of where they may migrate from.

We also observed that if government evolve a more proactive and better land policy, idle lands, space, abandoned houses can be put into effective uses, this will help to curb the perennial rural/ urban migration.

We conclude that since rural urban migration is a continuous process, government should address those factors responsible for migration and make adequate provision to ameliorate its effects.

CONCLUSION

The study made a number of observations, among which was that most dwellers in Port Harcourt city were dissatisfied with maintenance of streets, safety of lives and properties, residential planning, provision of basic amenities, hospitals/clinics, fire stations, police stations, waste collection and disposal are grossly inadequate. The study further reveals that most residents were dissatisfied with public schools, and shopping facilities arrangements in the city.

Base on the above findings, and the result of empirical finding, most people are dissatisfied government attitude concerning housing deficit and nature of residential houses in Port Harcourt city. The quality of life led in the cities is quite unsatisfactory because of poor facilities The study therefore conclude to ameliorate the suffering experienced in the cities the quality of infrastructure must improve.

POLICY RECOMMENDATIONS

The study proffer the following recommendations to tackle the housing need of Port Harcourt city residents:

(a) Urban planners should explore avenues to repurpose vacant space, apartments or underutilized building in the city to accommodate or house immigrants.

(b) There is need to scale the transportation infrastructure need to favour migrants to live in locations far from the cities, yet travel with easy anywhere in the cities and assess employment opportunities in the urban area.

(c) The government should view housing as an essential need of every human being and build more houses to accommodate all who have need for decent accommodation irrespective of designate.

(d) Mortgage banks should double their effort in the provision of housing loans to prospective land lords.

(e) Government should ensure cost of building materials and lands to avoid discouraging developers from building.

REFERENCES

Ajanlekoko, J. S. (2001). Sustainable housing development in Nigeria – The financial and infrastructural implication.http://www.fig.net/pub/proceedings/nairobi/ajanlekokocmws

Akpan, A. O., Obisung, E. O. and Asuquo, U. E. (2012) "Aircraft Noise and the Quality of Life of Community Residents around Port Harcourt International Airport, South South Nigeria."Journal of Environment and Earth Science, 2 (5) 8-12

Gaibie, F. and Davids, Y. D. (2009) " Quality of Life Among South Africans." A Paper Presented at the IX ISQOLS Conference on Quality of Life Florence Italy 19-23, July

Giannias, D. A (1996).Quality of Life in Southern Ontario. Department of Economics, University of Crete, Athens Greece. www.findarticles.com Accessed 15/5/11

Krishna, A., M. Siram and P. Prakash 2014 Slum types and adaptation strategies: Identifying policy-relevant differences in Bangalore. Environment and Urbanization 26(2): 568–585

Kumar, S. 2010 Gender, livelihoods and rental housing markets in the global South: The urban poor as landlords and tenants. In: Chant, S (ed.) The International Handbook of Gender and Poverty: Concepts, Research, Policy. Edward Elgar Publishing, Cheltenham.

Mini, S.E. 2001. The impact of Rural-Urban Migration on Rural Economy in Rural Village. Available at www.geofileonline.com

US Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS), May 2017.