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Appraisal of the Housin andate
of Selected Government Nigeria

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In spite the concerted efforts made by housing stakeholders in formulating and implementing the 2012 National Housing Policy to bridge the gap between housing demand and supply, the housing situation remains in crisis and hampering on existing policies, sustainable housing delivery with consequent socio-economic, environmental, and political implications. These challenges call for an appraisal of the 2012 National housing policy towards identifying effective mechanism for the policy's implementation. This paper assessed the roles of the housing policy's implementing agencies (Federal Housing Authority and Federal Mortgage Bank of Nigeria), identify the challenges faced by the agencies and provide strategies for effective implementation of the National housing policy in Nigeria. In conducting this study, a mixed methods approach was adopted. The study identified the roles played by the designated agencies towards ensuring effective implementation of the National housing policy to include facilitating the development and management of real estate across all states, provision of sites and services for all income groups. Some of the major challenges found to be affecting the provision of adequate housing include increasing cost of procuring land and building materials, poorly developed mortgage finance system and high interest rates on mortgages and cumbersome building plans approvals processes. Though the agencies made concerted efforts in living up to their responsibilities, the efforts are not enough as housing deficit continues to increase. It is therefore suggested that all the tiers of government should ensure the provision of adequate infrastructure and appropriate land titles for both implementing agencies and private firms, create enabling environment for private sector participation in long-term housing finance and encourage the use of indigenous and alternative building materials to reduce construction cost.

Keywords: Housing policy, housing delivery, government agencies, Nigeria

INTRODUCTION

The changes in the world now is more rapid than previously imagined. The population of the world's urban areas is one of the realities facing the construction industry, rising by 200,000 people every day, many of whom require affordable housing as well as social, transportation and utility infrastructure (WEF & the Boston Consulting Group, 2016). Housing is a basic need of every human being just as food and clothing are very fundamental to the welfare, survival and health of man (Aribigbola, 2006). Hence, housing is one of the best indicators of a person's standard of living and status in the society (UN Habitat 2008). The location and type of housing can determine or affect the status of man in the society (UN Habitat 2010). Kehinde (2010) noted that shelter is central to the existence of man, and housing involves access to land, shelter and the necessary amenities to make the shelter functional, convenient, aesthetically

pleasing, safe ~ ~ refore, unsanitary, unsafe and inadequate hou can affect the security, physical, health and privacy of man. Invariably, the performance of the housing sector is one of the yardsticks by which the health of a nation is measured (Angel, 2000; Sulyman, 2000). Housing is a right of every human being, adequate housing and shelter is an economic, social and cultural right, which is recognised in the constitution of many nations and also in the universal declaration of human rights and international covenant on economic, social and cultural right. The right to adequate housing that is safe, secure, healthy, available and inexpensive is enshrined in the Habitat Agenda (UN Habitat, 2010).

Research has shown that large percentage of urban housing is not well located and the quality of the housing is poor (Agbola & Olatubara, 2003). The income of an average Nigerian is usually not adequate to meet basic needs of feeding, clothing and decent housing of taste or choice. Some other challenges faced by Nigerians on housing affordability as enumerated by Onyike (in Abimaje, Akingbohungbe & Baba, 2014), include cost of land and building materials, high interest rates on mortgages, poorly developed mortgage finance system, administrative bottlenecks that make the processing and securing of approvals for building plans difficult, for example the Certificate of Occupancy (C of O) among others. The main public sector agencies involved in housing consist of government ministries/departments that provide the regulatory and administrative framework for housing delivery, but while the role of each ministry is necessary, the cumbersome and lengthy regulatory approval processes involved tend to limit the private sector participation in the housing sector and high project cost (Daramola, 2004). In general, inadequacy of financial and human resources are the main constraints to the efficient coordination, implementation and enforcement of the public sector on housing effort (Kihato, 2009; Ebie, 2004).

Unfortunately, the private sector is saddled with numerous problems which make the problem of qualitative housing a concern for both the government and individuals. Concerted efforts have been made by both public and private sector developers to bridge the gap between housing supply and demand, but the cost of building materials, deficiency of housing finance arrangement; stringent loan conditions from mortgage banks, government policies among other problems are affecting housing delivery significantly in Nigeria (Raji, 2008; Daramola, 2004). Supply always falls far short of demand and lower production quality (Nubi, 2008). Eight years ago, it was stated in the 2012 National Housing Policy that successive efforts to meet the deficit had failed as housing deficit then stood at over 17 million units in Nigeria. Consequently, at least ₦60 trillion is required to provide 17 million housing units at ₦3.5 million per unit. The current Minister of Works and Housing, Fashola Raji (Senior Advocate of Nigeria) asserted during the 2021 budget defence at the National Assembly that over 1000 housing units had been completed out of the 3970 housing units earmarked in the National Housing Project Pilot Scheme and over 2000 indigenous contractors had been engaged so far. This is a drop in the ocean! At the other extreme, according to Rhodes (2019), the Government of the United Kingdom aims to supply 1 million homes by the end of 2020 and deliver half a million more by the end of 2022. The problems that are associated with the past national housing policies include implementation, inadequate research and studies on the formulation and execution of the policies, shortage of skilled manpower in the construction industry, insufficient infrastructural amenities, as well as ineffective housing finance (National Housing Policy [NHP], 2012; Akeju, 2007; Aribigbola, 2006; Fadiye, 2005). As more and more Nigerians make towns and cities their homes, the resulting social, economic, environmental and

political challenges need to be urgently addressed (Raji, 2008; Ajanlekoko, 2001). Kabir (2004) is of the opinion that in spite of Government's efforts to tackle the housing problems in Nigeria, the housing situation is still in crisis and sustainable housing delivery has been hampered, government efforts and policies in the past are defective. Efforts of the government in terms of the formulation and implementation of the National Housing Policy is quite commendable. On the other hand, the efforts have not shown remarkable improvement in the status quo since many Nigerians have not been adequately housed while many are living in dingy and ramshackle structures. Adequate mechanisms are not put in place for the appraisal of the policy and housing sector as a whole and especially in the areas of monitoring, evaluation and review (Kehinde, 2010; Akeju, 2007; Mabogunje, 2003).

The production of housing in Nigeria is primarily the function of the private market; approximately 90% of urban housing is produced by private developers, due to housing demand created by rural-urban migration, which account for 65% of urban population growth, the fixed supply of urban land, and inflation of rental and housing ownership cost have created series of bottle-necks (Taylor, 2000). Twenty years later, the situation has not changed. Although many studies have been carried out on housing (see Ademiluyi, 2010; Alitheia Capital Reinsight, 2012; Aribigbola & Ayeniyo, 2012; Ayedun & Oluwatobi, 2011; Kabir & Bustani, 2009; Olotuah, 2009; Olotuah & Ajenifujah, 2009), the deficit has not abated in the country. In view of the need to ensure that the National Housing Policy effectively responds to present and future challenges in the housing sector and to stem the deficit tide, it is desirable to review the policy every four years to ensure that this policy instrument continues to serve as a useful tool and framework for sustainable coordinated approach for improving housing development in Nigeria (NHP, 2012). It is therefore imperative to appraise the document from the perspective of some of the agencies responsible for its implementation in order to determine the gains made and the challenges encountered with a view to put in place remedial measures that will ameliorate the challenges identified. Jimoh et al. (2016) stated that in order to ensure that the populace are adequately housed, especially the large percentage of the poor that cannot meet their housing needs in the open market, governments all over the world through their agencies have roles to play in order to realize this goal. On the basis of these, the paper appraised the level of implementation of the 2012 National Housing Policy in Federal Housing Authority (FHA) and Federal Mortgage Bank of Nigeria (FMBN) by:

1. Assessing the roles of the selected government agencies towards housing delivery;
2. Identifying the challenges that has reduced the strength and process of the selected government agencies in housing delivery; and
3. Formulating the strategies that could be adopted in improving housing delivery in the country.

RESEARCH METHODS

The study adopted mixed methods approach, the quantitative strand was obtained from archival data while the qualitative strand was obtained from accounts of 8 top-level managers (such as executive directors and depute directors) of two selected agencies - Federal Housing Authority (FHA) and Federal Mortgage Bank of Nigeria (FMBN) using structured interview. In determining the number of people to be interviewed, purposive sampling technique was used. This sampling technique is a non-probability sampling procedure which is usually used in qualitative research that has to do with selecting the people to be interviewed based on the interviewer's knowledge on the

appropriateness and typicality of the sample selected (David & Sutton, 2004; Cohen *et al.*, 2005). Structured interviews, according to Haigh (2008), involve the interviewer asking the interviewee a list of predetermined questions, hence, the same questions are asked from all the people that will be interviewed. This approach enhanced the reliability of the results and the conclusion reached, due to the standardisation of questions asked (Haigh, 2008). The structured interviews which were recorded through note taking lasted for a maximum duration of 45 minutes. They were conducted on individual and group basis (see Table 1 for Interviewee profile), with some necessitating the provision of archival documents to expatiate on their responses.

The archival data obtained were presented in tables for further analysis, data obtained were analysed using percentages and T-test. The data from the interviews were on case by case basis.

Table 1: Agencies and Number of Interviewees

S/n	Agency	Number of interviewee
1	FHA	5
2	FMBN	3
	Total	8

RESULTS AND DISCUSSION
Results from Federal Housing Authority (FHA)

The following were the interview results conducted with 5 officials of the Federal Housing Authority.

Developing and managing real estate on commercial basis in all states

FHA strategically makes housing available in all States of the Federation by starting with the six geopolitical zones; starting with the states that could provide them with land that was properly titled and have access to major infrastructure that could reduce the cost of purchase of housing. These estates were provided on a commercial basis to people who could afford to buy them.

Contribution to the proposed one million annual housing units

The interviewees responded by presenting the list of housing provided in other States apart from the Federal Capital Territory (FCT), Abuja, the list of housing in FCT provided through Public Private Partnership (PPP) and the list of those provided through direct labour by FHA.

Figure 1 reveals that FHA within the four years (2012-2015) has provided housing in eight States of the Federation excluding the ones provided in the FCT making it a total of six hundred and sixty different types of housing (660)
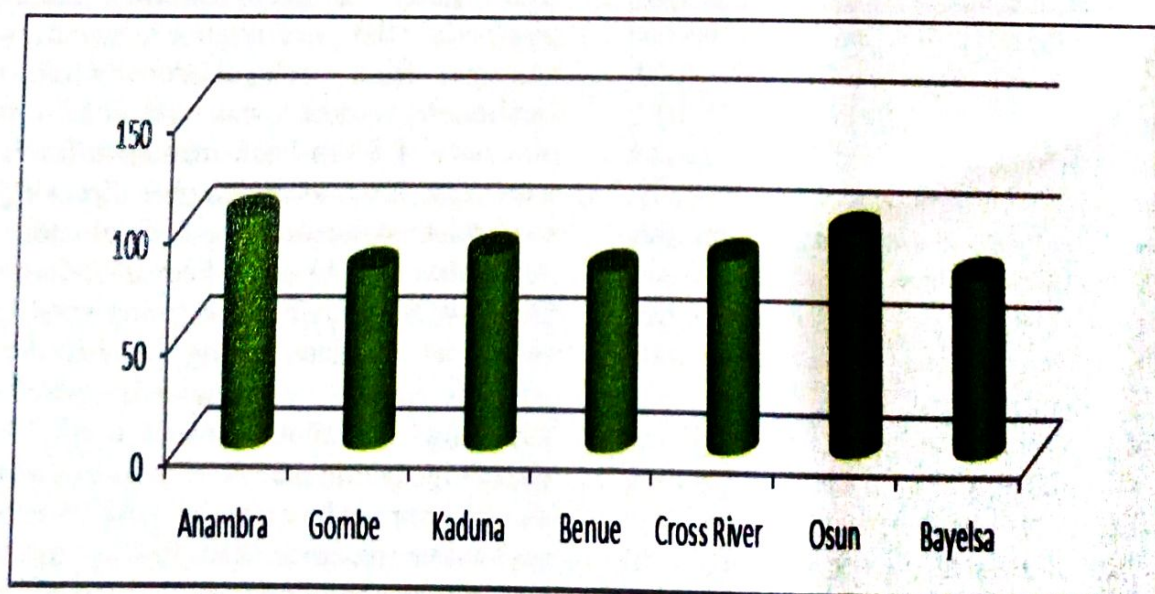

Figure 1: Quantity of housing provided by FHA in other states

Figure 2 shows that FHA has also provided seven hundred and eighty-six (786) housing units in FCT using PPP approach. Its incapability financially made the agency to invite private developers who were financially capable and also interested in the model.
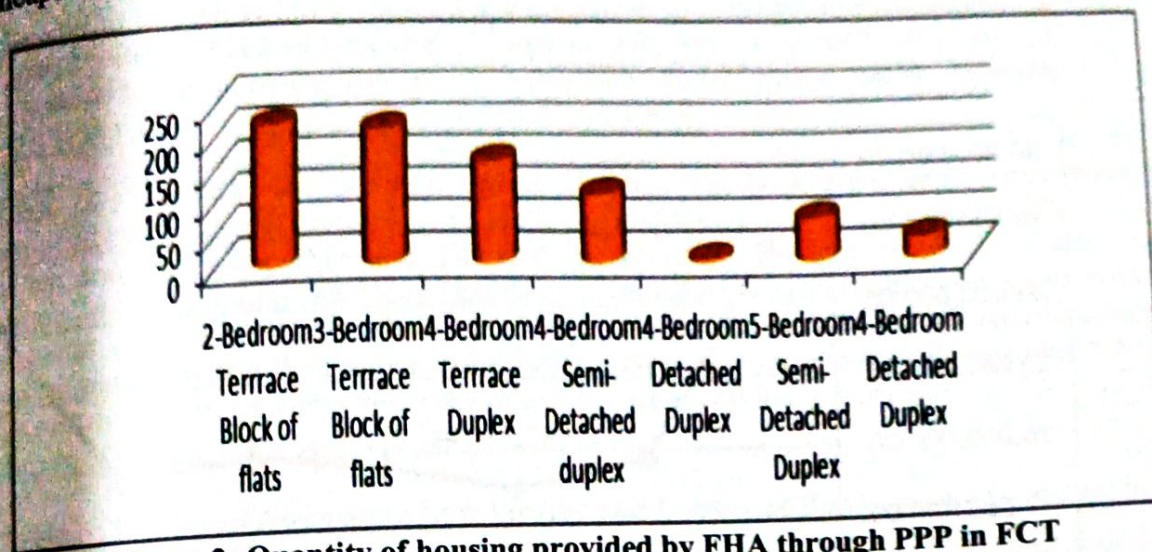

Figure 2: Quantity of housing provided by FHA through PPP in FCT

Figure 3 shows that FHA within its own financial capacity and also in terms of its human resources was able to provide ninety-one (91) housing of different types within the Federal Capital Territory. FHA as the major Government housing provider has been able to provide One thousand, five hundred and thirty-seven (1,537) housing units throughout the Federation; providing six hundred and sixty (660) housing units in other States of the Federation except the FCT which was provided with eight hundred and seventy-seven (877) housing units. This means that it was able to provide less than four hundred housing units annually. It is stated in the National Housing Policy (2012) that ten million housing units will be added in order to reduce the housing deficit in the country, which was to be achieved by the addition of one million (1,000,000) housing units annually.

FHA contribution in percentage
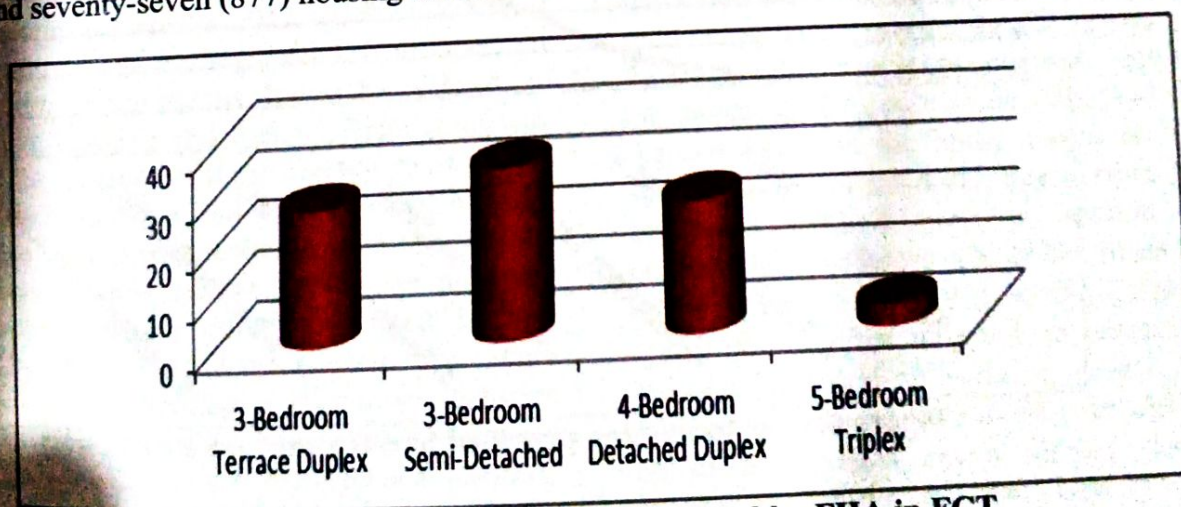1,000,000 x 4 = 4,000,000
1537/4,000,000 x 100%
= 0.038% for the four years

Figure 3: Quantity of housing provided by FHA in FCT