

Nature and Characteristics of Housing Condition in Post Covid-19 Era in Dogon-Karfe, Jos South Local Government Area, Plateau State, Nigeria

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ABSTRACT

The study examined the nature and characteristics of housing condition in post covid-19 era in Dogon-Karfe, Jos South Local Government Area, Plateau State. Data were collected through questionnaire administration in residential areas of Dogon-Karfe. Findings revealed that the nature and characteristics of housing conditions in Dogon Karfe are poor due to the incapability of the residents to sustain housing as a result of low income to maintain good housing after pandemic, lockdowns and economic depressions. Apart from multifamily houses and compound buildings found in the study area, bungalow types take the highest percentage. Also, there is poor overall maintenance of buildings and improper electrical wiring common to most houses due to low-income earning and negligent attitudes of the residents in the study area. Based on the findings, it is obvious that there is a fall in economic transactions, which precipitates loss in firm's revenue; thereby leading to poor maintenance of building/housing environment. Recommendations were made to help the inhabitants, policy makers and academia for adequate housing maintenance be sustained which could also improve economic, social and health status of the inhabitants and housing conditions of the study area.

Keywords: Housing, Pandemic, Housing Condition, Jos, Post-Covid

INTRODUCTION

Evaluating Dogon-Karfe neighbourhood is both compact and dispersed settlement characterized with poor housing system and not planned according to the housing and environmental standards. The criteria for good housing include satisfying physiological needs, protection against infections, accidents and satisfying physiological and social needs. The main purpose is to centralize and conduct expert assessment of the nature and characteristics of housing conditions in post COVID -19 Era in the study area and to control indiscriminate waste disposal charged with the responsibility of providing a workable plan for the renovation of burnt /poor buildings, enlightening the inhabitants about the importance of good –quality housing maintenance after the COVID -19 pandemic so as to enhance their capacity to improve good housing quality , while ensuring personal hygiene and the maintenance of housing and environmental aesthetics.

Nature and characteristics of housing condition refer to the physical condition of a person's home as well as the quality of social and physical environment in which the home is located. Poor-quality housing is associated with various negative health outcome in Dogon-Karfe, including chronic diseases and injury. However, the circular flow of income is used to model the flow of productive recourses as well as the flow of goods and money in an economy (Feng, 2020; Daramola et al., 2024; Mobolaji et al., 2025). Since the global lockdown that was induced by the COVID-19 pandemic, thus constraining the circular flow of income across the nations of the world including Nigeria, Paolo and Galeotti (2020) see the COVID-19 induced lockdown as an impairment in the circular flow of income. This is because the lockdown has constrained human and vehicular movement and thus economic activities of people, which, also amounted to the poor housing nature/characteristics of the study area.

A housing environment like the lowland and the central zone of the study area where they did not meet the basic housing criteria could have significant consequences for the health of the residents. This study therefore examined the nature and characteristics of housing condition in post COVID-19 era in Dogon-Karfe, Jos South Local Government Area, Plateau State, Nigeria.

LITERATURE REVIEW

The importance of assessing the nature and characteristics of housing condition in post COVID-19 era is a parameter to be considered to change the home environmental because housing acts as a focus of economic activities, a symbol of achievement, social acceptance and an element of urban growth. To most individuals, housing represents the largest single investment of a life time. However, others see housing as a shelter and to fulfil their fundamental needs only. The main objective of this paper is to enlighten the populace the nature and the characteristics of housing condition in post COVID -19 Era in Dogon-Karfe, Jos. Housing has been referred to as the construction and assigned usage of houses or buildings collectively for the purpose of sheltering people (Ranasinghe et al., 2018; Olowoporoku et al., 2019). Housing is a critical basic need of man; unit of environment, seen as residential which includes, in addition to the physical structure that humans use for shelter, all necessary services, facilities, equipment and devices needed or desired for the physical and mental health, as well as social well-being of the family and individuals as a whole (Daramola et al., 2022; Mobolaji et al., 2022; Daramola et al., 2023).

In this regard impact of urban growth on the nature and characteristics of housing conditions in the post COVID19 Era of Dogon-Karfe, is thereby enormous, demographic expansion of cities has created and will continue to create serious challenges in terms of affordable housing and water supply, waste controlling, air and water pollution, poor or unplanned access road within neighbourhood. Housing standard vis-à-vis facilities like toilet/ bathroom system, waste disposal system, drainage channel among others, could influence housing negatively due to poor maintenance. The literature on COVID-19 can, at best, be described as emerging or in its embryonic stages. Thus far, available studies on COVID-19 have only examined the prevalence and control measure (Zhao et al. 2020), governance, technology and citizen behaviour (shaw et al. 2020), socio-economic impacts (Tang et al,2020).

Housing characteristic conditions such as well airy/ventilated room and standing housing /building spacing are adequate. Level of impacts or response of COVID-19 pandemic towards housing condition in the study area is not anything but lack of financial capability to cater for their present needs as residents. Other strands had equally focused on respiratory syndrome (Al-rassadi et al.2020), and climate factor (Tosepu et al, 2020), among other studies. More importantly on the Nigerian front, studies have concentrated on the resurgence of Lassa fever amidst Covid_19 outbreak (Reuben et al 2020), Almajiri displacement (Akintunde et al. 2020) comparative analysis of models and estimators (Ayinde et al.2020). However, social distancing as encouraged by the federal government to maintain during and after COVID-19 case has not been effective in the study area.

Evaluating the nature and characteristics of housing condition in the post COVID-19 Era could not be overemphasized in Nigerian situation. The factors responsible for the poor environmental quality across Nigeria, including the spread of sprawls and slums. The United States Department Of Housing And Urban Development (2020) quoting the United State Census Bureau (2019), identified certain characteristics of new privately owned residential structures such as good quality materials for construction, airy and well-ventilated room, living rooms with enough space for dining table and sofa placement, kitchen built with enough space, height of the ceilings of 10-12 feet, the number of bedrooms and bathrooms, the location of laundry facilities, the presence of a homeowner's association, the buyer's source of financing, and the structure's square footage.

The current coronavirus Disease (COVID-19) outbreak has affected over 200 countries including Nigeria (Ahmad et al., 2020). It is one of the largest respiratory disease outbreaks affecting several counties simultaneously and a novel strain of coronavirus (SARS COV2) has been identified as the causative agent. The coronavirus pandemic has had an overwhelming impact on many, and now the COVID-19 Crisis also stands to exacerbate the nation's sizable affordable housing shortage. The question of housing will play a larger role in the overall impacts of the corona virus pandemic (Roger, 2020). This is more of a fundamental issue than some might think (Roger, 2020).

A concise and universally accepted definition of housing is elusive, largely because it affects many aspects of the human conditions, including physical, moral and psychological. Most analyses follow the conventional view of nature and characteristics of housing as a result of insufficient income for securing basic facilities (Olatomide 2012; Olowoporoku et al., 2019; Mobolaji et al., 2022; Daramola et al., 2022). The housing conditions of households can also serve as proxy for welfare measurement (Olatomide 2012). The COVID-19 Pandemic has led to a dramatic loss of human life worldwide and presents an unprecedented challenge to public health, food systems and world of work. This, however, is a serious situation to be addressed seriously focusing on matters about socio-economic standard regarding human lives and housing affordability trends. Socio-economic characteristics affects housing in areas like affordability, a situation when people have the potential to save certain portion of their income to buy a house, pay other expenditures in their working period, and ability to maintain housing condition. Housing affordability is measured by household income and expenditure (Ahmad, 2010; Daramola et al., 2023; Mobolaji et al., 2025).

The arguments so far concluded that poor or low-income earnings could not maintain housing quality in the study area. The economic and social disruption caused by the pandemic is devastating; ten million of people are at risk of falling into extreme poverty, while the number of undernourished people, currently estimated at nearly 690 million, could increase by up to 132 million by the end of the year (Kimberly 2021). Post COVID -19 issue justifies low level of adequate maintenance of housing, for most, no income means, no food, or, at best, lest food and less nutritious food, thereby had laid bare its fragility. The study area proved housing condition very worse with environmental degradation and pollution of various types, COVID-19 is a health pandemic, housing is one of the major determinants of health.

According to Raphael (2004), housing is a medium through which socio-economic status is expressed and health determinants operate. Housing can be conceptualized as an immediate structural factor that links broader societal influences with an individual's immediate social and physical environment.

MATERIAL AND METHOD

The city of Jos is situated almost at the geographical centre of Nigeria and about 179 Kilometres (111Miles) from Abuja, the nation capital; linked by road, rail and air to the rest of the country. At an altitude of 1217m (3993ft) above the sea level, Jos enjoys a temperate climate than any other state of Nigeria.

Jos-south is located on the Jos Plateau which has a unique characteristic. The plateau highlands stand at an average height of 1, 200m above mean sea level AMSL, the physical features of the landscape are that of dissected uplands and lowlands. Thus, Dogon-Karfe neighbourhood is generally devoid of extensive plain surface which sometimes affects the distribution of public/ infrastructural facilities for their housing quality maintenance. Full generated address or the study area is Girin/Dogon-karfe, Jos with Surrounding areas as Water board, AB Galla, Hospital place, Fototeck, Abattoir/ Giring area, and close National population office. The zip code of the study area is 930251, having coordinate 9.892233, 8.886156(Nigeria postal code and zip code) 2020. The immediate adjourning/surrounding local Government Areas are Jos-North, Bassa, Riyom, Barkin-ladi and Jos-East, plateau state, Nigeria.

Collection of good data is the foundation of every qualitative research survey. Multi-stage sampling technique was adopted for the study, whereby the study area was divided into a number of small units upon which samples are drawn for easy and effective collection of data. A scientific method of data collection which involves a systematic sampling technique, choosing every third house by the use of questionnaires, interview and physical inspection of the study area were involved before successful results were gathered. Qualitative and quantitative techniques were used for the data analysis. A descriptive statistical method was finally adopted for the analysis of data collected from the study area. The results were summarized using frequencies and percentages based on the objectives of the research and data collection from the study area in order to achieve results that judges the nature and characteristics of housing in post COVID-19 Era and finally resolves at the best recommendations that fulfil the present needs of the study area.

FINDINGS AND DISCUSSIONS

Poor housing characteristics have been linked with worse health outcomes and infectious disease spread. The nature and characteristics of housing conditions in post COVID-19 Era in Dogon-Karfe, Jos, remain not anything

but the exposure of higher percentage of households with poor housing condition of overcrowding, incomplete bathroom structures, and poor planning. Close to 45% houses Lack adequate modern toilet facilities while open defecation is commonly practiced in certain places of the study area. People's low income affected the quality of housing and social distance is not observed due to reduction in income of about 85% families of the study area. Relatively, studies on social distancing and spread of COVID-19 cases includes.

The housing condition and the inhabitants' daily activities were not under the watch of the government. There was indiscriminate solid waste disposal into drainage channels and rail road tracks. Various dilapidated structures constitute nuisance to the environment due to low income of the residents to maintain them. Close to 5.8% burnt houses are still inhabited by certain residents. Assessment reveals that the nature or types of buildings in the study area include bungalows, storey buildings, compound buildings, and few buildings of duplexes. The bungalows took the highest numbers; one floors; two-floors compound storey form in the environment with poor facilities and conditions which generated a higher percentage of slum housing conditions. Residents' attentions were not paid to housing as a multidimensional concept that refers to the activity, a process of residing as well as to the objects of dwellings and their environment.

The quality of materials for building construction showed that about 80% of the population used corrugated iron sheets but in damaged condition to leakages and which required total replacement for appropriate renovation. Others that deserve patch or the other include asbestos, long-span aluminium and concrete roofing. Serious structural conditions /defects in buildings include cracked walls, windows, doors, weak foundations and poor plastering/damaged floors and ceilings. Close to 69% of the houses were in poor conditions due to improper surface grading/drainages. This was by far the most frequent found problems which are responsible for the most common of household maladies, including water penetration of the basement and crawlspace which made housing unfit for habitation in Dogon-karfe. Other parameters include heating system, poor overall maintenance of buildings in the area of improper electrical wiring. A significant number contributed that the most common home defect, which includes such situation as insufficient electrical service to the house, inadequate overload protection, and amateur and often dangerous wiring connections are serious issues in the study area.

Housing, as a neglected site for public health action, has been identified as a major risk factor in a number of recent studies globally (Orisakwe, 2019; Oyelere, 2025). Addressing housing issues in Dogon-Karfe, there recognized lack of protection to the residents against wind, rain and cold, and they lack proper arrangement for light and fresh air. Only very few of the buildings, below 19%, enjoyed good physical infrastructure and social amenities (services) in planned, decent, safe and hygienic conditions that meet the basic and special need of the population in a dispersed layout. These are building belonged to the only high-income earners in the study area. According to Adekunle et al (2018), the quality of housing, including the external and internal structures, as well as the internal environment has a selective force on the respiratory health status of its occupants. This indicates that housing characteristics focused on respiratory health conditions, especially among children is associated with certain environmental factors that perturb the composition of indoor air, and thus the housing quality.

The post COVID-19 coronavirus disease outbreak has affected over 200 countries including Nigeria (Ahmad et al, 2020). It is one of the largest respiratory disease outbreaks that affected the study area due to poor/low maintenance, and most of the houses do lack parking space, adequate provision of clean/accessible fresh water (open-well & contaminated), land degradation/ pollution, flooding (low land area), slow process of urban planning and housing affordability challenges for low-income renters. Population growth leading to overcrowding condition is a serious issue in the study environment. Other parameters of housing characteristics which are part of major challenges include poor general sanitation, huger prevalence and what could be seen or identified as "Almajiri displacement" as mentioned by Akintude et al (2020).

However, government quick response or intervention is thereby very important in that children's development is affected by the poor housing condition of the study area because they live and interact and housing quality and their characteristics are among the most fundamental aspects of the environment. The current COVID-19 crisis has elevated the importance of housing in the eyes of the public, the media and policy makers. A broader housing affordability crisis has been worsening and threaten the well-being of many inhabitants of Dogon-karfe in Jos-south Local Government area of Plateau State.

RECOMMENDATIONS

The study recommended several measures to improve housing and environmental conditions. It suggested that the government should provide assistance or incentives to owners of low-cost rental housing who are in need of repairs. In addition, the government should initiate public enlightenment programs through the National Orientation Agency to promote the importance of a clean housing environment for a healthy lifestyle. Collaboration between the government and housing owners is essential to address violations of building codes, and there should be thorough monitoring of the quality of existing housing. The Jos Metropolitan Development Board is encouraged to enact laws that enforce good maintenance practices among landlords. Housing and Environmental Sanitary Inspection bodies should ensure the discontinuation of pit toilets and open defecation to create a healthy environment free from deadly diseases such as typhoid, cholera, Lassa fever, malaria, and COVID-19. Strict enforcement of the Land Use Act and compliance with building bye-laws by residents is necessary to foster a conducive housing environment. Furthermore, the government should provide designated refuse dumping sites, implement regular waste collection systems, and ensure the availability of functional suction pump waste evacuators to prevent indiscriminate pollution of water bodies and illegal dumping along railroad tracks and drainage channels. Participation of private partners in the renovation and maintenance of buildings should also be encouraged. Finally, the government should impose penalties or fines on any defaulters of these essential rules and procedures to ensure compliance and correct deviations.

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