



## THE EFFECT OF COMMUNAL CONFLICT ON RURAL HOUSING DEVELOPMENT IN NASARAWA STATE NIGERIA



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### **ABSTRACT**

*This paper aims to examine the effects of communal conflict on rural housing development in Nasarawa state, to enhance the development of housing and Rural Development in the state. Communal conflict is a vicious rattle that occurs between groups of people known to be using deadly arms struggling to have control of particular resources or land areas. E.g. forest, water, and mineral resources. This usually results in the devastation of human life, community infrastructure, and personal assets. Data used in this research were collected using the key information interview technique plus the researcher's self-observation using statistical methods. The study disclosed that communal conflict has negatively impacted the socioeconomic growth of rural housing in the 'Development areas' of Nasarawa State. The obvious reasons for this are known to be land ownership tussles, politics, traditional leadership disagreement, religious differences, and farmers – herdsman conflict. Recommendations advanced in this study include government pro-reactiveness in its quick response of attending to the challenges of communal skirmishes decisively without taking a side, coming up with measures for creating liveable rural and sustainable housing, making the availability of grazing land for herdsman to avoid conflict with farmers, the creation of a lasting solution to communal conflicts through political will of Government by providing durable infrastructures, the addition of urban planning and public rural housing development, and the instilling of viable rural housing put into practice.*

**Keywords:** *Communal conflict, Rural Housing, and Economic Development.*

## 1.0 Introduction

Various factors have been identified by scholars as responsible for the communal conflict in the country. The causes vary from one area to another. (Yecho 2006) indicated that the causes of communal conflicts are not static but rather dynamic and varied in nature depending on the socio-economic and geopolitical circumstances at the time. (Onwudiwe 2004) listed social conditions such as population explosion, economic migration, and the anti-poor policies of the government as triggers of communal friction. (Horowitz 1990) identified communal conflict to revolve around politics, politicians, and their pursuit of group advantage. Albert (2001) identified indigene/settler problems, religious differences, ownership of land and its resources, and goals and aspirations of people as some of the factors that can ignite communal conflict in the country. Hembe (2000) indicated that political struggle and colonization, while Lyam (2006) mentioned the loss of soil fertility, soil erosion, deforestation, bush burning, and flooding as some of the causes of communal conflict. Yecho (2006) pointed out that the fundamental causes of communal conflict are poor economic conditions, high levels of illiteracy, the quest for, and fear of domination by other groups, land disputes, market ownership, chieftaincy tussle, and party politics.

Competitions for land and chieftaincy tussle are the major causes of communal conflict in the North. For instance, in Nasarawa in 1993, Alago, Hausa, and Tiv clashed over land and chieftaincy from 1995-2005, and the Egbira and Bassa in Toto clashed over land, chieftaincy, and politics. In 1989, 1990, and 1997, intra-communal conflict occurred in Ipav in Gboko based on the land problem, (Yecho, 2006).

In essence, the causes of communal conflict from the above study are economic, social, political, and Ecological Colonial factors (Yecho, 2006). Assakio the Headquarters of the Lafia East Development Area of the Lafia Local Government was on the 30th May to 1st June 2012 engulfed in a communal disturbance between the Alago and Eggon ethnic groups. The disturbance resulted in colossal loss of lives and properties with the attendant displacement of many families (Nasarawa State Government Gazette Nov 2012).

## 2.0 Conceptual Discussion

The reason for rising in communal conflicts in Nigeria can be attributed to various reasons including ethnicity, religious difference, land conflicts, political misunderstanding, and conflicts related to the demarcation of land boundaries and conflicts linked to oil Development in the Niger Delta among many. Conflicts may appear to be caused by one factor, such as religion or ethnicity, but the reality can be very complex. Perhaps the most significant cause of communal violence in Nigeria is the entrenched divisions throughout the country between people considered “indigenous” to an area, and those regarded as “settlers”. In Nigeria, a person’s status as an “indigene” or “settler” has an impact on public services, opportunities, and access. (Moti, 2002). He also added that even though “settlers” may have lived in an area for hundreds of years, they are consistently discriminated against in terms of land ownership, control of commerce, political opportunities, jobs, and education. Sometimes what appears to be an ethnic or religious conflict is often closely linked to the “indigene-settler” divide, often related to competition for political and economic influence.

### 2.1 Concept of Communal conflict

The common struggle was considered by Azuonwu (2002) as a contention that happens between at least two networks. Oboh and Hyande (2006) portrayed mutual struggle as including at least two networks drawing in themselves in conflict or demonstrations of viciousness over issues like cases for land proprietorship, and strict and political contrasts prompting loss of lives and annihilation of properties. Mutual viciousness (in some cases between common savagery) is what is going on where brutality is propagated across ethnic lines, and casualties are picked in view of ethnic gathering participation (Horowitz, 2000). Dzurgba (2006) believed that socialist savagery is what happens between at least two networks over regional land.

The contention in Nasarawa state is by and large between the public, when shared struggle happens inside a gathering it is known as an intra-mutual clash, and between collective clash, when happens between gatherings. In October 2001, Hundreds of ethnic Hausas were killed in inter-religious rioting in Jos and many more thousands were displaced in communal violence that spread across the middle

belt states of Taraba, Benue, and Nasarawa states. Plateau state has the highest number of displaced people due to clashes between Muslim and Christian communities. The predominantly Christian Tarok farmers consider the mostly Muslim Hausa cattle herders as outsiders and accuse them of stealing land and trying to usurp political power. These led to the burning down of over 72 villages between 2002 and the end of 2003. More than 1,000 people were killed in sectarian clashes between Muslims and Christians in Jos the Plateau state capital, in September 2001, (Higazi, 2011).

As a result, a low-intensity conflict spread to the rural areas where the mainly Christian farmers have dominance, and clashes were repeatedly recorded with the predominantly Muslim Fulani. Several hundred more died in this conflict, forcing several thousand people to flee and abandon their homes. Most of the communal clashes in Plateau State have been seen to be either religious or of ethnic dimension.

Akinlade,(2013) affirms that Nigerian State is aggressively in search of peace, particularly in the North as peace has eroded most parts of the region. People and government appear inestimably confused about how to reassert sanity/order in that milieu. Hence, protracted violence especially in the last 16 years of civil rule. All these conflicts have led to the loss of lives and properties and have hindered development.

### 3.0 Concept of Housing.

Housing is overall implied as a protected house or lodging for human homes. It is a development arranged as a home for no less than one individual (Reference book American vol.14, page 460) or a construction that gives a home to no less than one family (Advantages Students Reference book; vol.9, page 95). According to Oluwande (1983), a house is a genuine plan that individuals use for cover. The term lodging has been seen and conceptualized in different ways by various creators.

Many writers view housing as an important component of human settlement, which render tremendous service to humanity. Its conception has therefore transcended through the conservative view of four walls and a roof structure meant to protect man from the elements of weather, (Jinadu, 1995). Among others, housing is viewed as a bundle of

services or a basket of goods that includes the physical structure itself, the ancillary facilities and services within and around it, as well as the general environmental qualities and amenities that surround the building. This view of housing as a composite whole is reflected by Boume (1984) who defines housing as a packaged bundle of services. As per Agbola and Alabi (2000), this perspective on Boume (1984) perceives that the inhabitancy of lodging includes the utilization of neighbourhood administrations (for example parks and particular sorts of neighbors (a social climate). schools), an area (for example openness to work and conveniences) and the vicinity. Lodging is the production of an exceptional climate where individuals reside and develop (Clouis and Joan, 1996). The idea of lodging as the complete climate of man is additionally worried by Igwe (1987) who contended that a home (lodging) addresses a drawn-out belly during the early stages of a youngster's physical, mental, instructive, and profound turn of events. This view recommends that lodging is the producer of human personality which decides the outcome of man throughout everyday life. To this end Aroni (1978), as cited by Agbola and Alabi (in the same place) reasoned that for an individual or the family, the house is a haven and image, actual security and mental personality; of monetary worth, and an establishment for security and confidence. The entirety of thoughts and perspectives communicated about what lodging involves brought out two clear definitional aspects of terminal lodging. To start with, lodging is viewed as a monetary cycle and item. Second, it is likewise viewed as a social image. As a monetary cycle, Turner (1976) depicts lodging as the available resources by which lodging labor and products are delivered through the intuitive development cycles of land securing, lodging finance activation, material array, and genuine development. As a monetary item, lodging addresses a ware exchanged in the real estate market. It is a result of speculation and a method for money age.

The differed definitions and originations given to lodging depict it as a significant and essential component of human settlement. Lodging is subsequently viewed as a need that might arise as well as a social necessity. It comes close to food and apparel. Lodging is perceived as an essential right by the Unified Countries in Article 25(1) of the General Statement of Common liberties. An item should be given to all to guarantee great life

and security. The deficiency of one's lodging is equivalent to the deficiency of sanctuary, security, venture, status, and public activity.

#### 4.0 Research Methodology

There are various types of research design but the one most suitable for this study and adopted is the survey research design because the study is post-conflict research that needs information from the population of study which will be used for analysis in determining the effect of communal conflict on housing and rural development in Nasarawa State. Experimental, Observation and Survey are the three principal designs in research. Each design may or may not be the most appropriate method, depending on the nature of the research problem or the type of data and its dispersion,(Gyuse, 2005). The study includes a field survey, personal observation, Interviews, the use of Newspapers reports, Government reports, Gazettes, personal visits to the affected area, and a well-designed Questionnaire. The research is more of post-factor research having to do with the conflict that occurred in the past with a conspicuous impact on the communities affected.

#### 4.1 Population.

In conflict situations, people will not, because of fear be able to express their opinions. The Population was therefore dependent on the people who were affected by the conflict; these are the people who had witnessed or were witnesses to the communal conflict and can answer questions concerning each conflict area. However, in line with the circumstances of the conflict, the key informant's interview method (KII) was adapted to influence the sample size. The locality of the incidence is the target population, the farmers, Traditional rulers, Herdsmen, Businessmen and Security personnel involved in the conflict management, and the Government officials in relevant Ministries and MDAs.

#### 4.2 The Sample and Sampling Techniques.

The study targeted a random sample size of thousand three hundred and thirty-six (1336) people. This is to enable a wider spread of data collection through the random sampling technique which gives us first-hand facts about the conflict in Nasarawa State. Samples that aided in the research were a) Traditional Rulers (117); who were not

accessible by all except persons with an appointment. b) Farmers (493); were largely scattered all over fertile agricultural land in Nasarawa State, who was also interviewed for purposive sampling were respondents chosen to reflect the different types of farms c) Businessmen (304); Determining the sample size of businessmen was carefully done by trying to identify the effect on business places and Businessmen affected by the conflict. Some communal conflicts do not have a direct physical effect on businesses but social and economic, while in some other places no impact is felt at all. d) Security Men (117); Within the target environment, the sample includes the Heads of Police Departments and units, (The Police Commissioner, The Divisional Police Officers (D P O's) or their representatives) the Heads of State Security Services Departments, and Nigerian Civil Defence and the military, e) Herdsmen (131). The herdsmen within and around the State are Fulani who does not settle in a particular place, they move around in search of greener pasture for cattle and fertile farmlands. The community leaders of these groups are therefore difficult to trace. However, the paramount leaders do have representatives whom we used as our sample. f) Government officials (174); In this category, samples are classified into two groups, Senior and Junior Civil Servants i.e. The senior/High income earners (being the Heads of Ministries, Parastatals, and Departments) while, the Junior/Low-income groups are (Officers of low and Intermediate income Class who are privileged to have witnessed the conflict, were present or form part of the report compilation).

**Research Instruments.** The following methods were employed in the collection of data; Personal Visits Observation Personal Oral Interviews Discussions. Newspapers, Textbooks/Journals, and pictures (photos). Gazettes, and Government Reports, Designed Questionnaire. The data sources used are; - Primary data and Secondary data which are information or data from Textbooks, Journals, Magazines, and other published and unpublished materials.

**Validation and Reliability of the Instruments** Research instrument have been seen to be cardinal to this work, it is, therefore, necessary that instruments are chosen in this research appropriately by conceptual validity, content validity, context validity, construct

validity, and application validity. The instruments used are as in 3.4 above.

**4.4 Data Collection Procedure.** The field workers' task of identifying the sample areas, the principals, and our research targets was a huge success. Established samples identified in the conflict areas were key to reaching our reliable data. Personal visits and observations were made to ascertain the true situation and collect accurate information. Interviews were conducted with different categories of people, Community leaders, Government civil servants, Security officials, Ministries, Agencies, and Parastatals that were saddled with the responsibility of putting together data and Reports in this regard. Relevant data were collected through Newspapers (print Media) and online Newspapers, Magazines, and journals. Pictures were also sourced from relevant Authorities (Traditional and Government) because the research is a post Conflict Research. We rely on Pictures taken immediately and after the Conflict by Nasarawa State Emergency Management Agency (NASEMA), the Ministry of Information, the Nigerian police, Traditional Institutions, and Internet sources. The most communal conflict that occurs in states is usually covered by reports and Government positions as to when, where, and how they happened, what are the immediate and remote cause(s), who are the culprits, and what are the casualties as lives and properties and how can the Government forestall this in future. This investigative research could access some of these Gazettes, Reports, and Government positions (stand).

The use of a Questionnaire in research is very important and may be the most effective and at times the only method or instrument through which reliable and less biased information can be gathered, (Yekeen, 2006). The Questionnaire designed for this research is the Direct and Structured Questionnaire. They were made to be answered or completed by community leaders, Individual Citizens and residents of the areas in question, Security operatives (Police, SSS, Civil Defence, Soldiers, etc), and top Government officials. It was not practically possible for all the distributed questionnaires to be collected back because of some obvious reasons like the none response of some respondents, the high level of educational deficiency of respondents, and the need for translators to assist during fieldwork and questionnaire distribution.

## 5.0 Empirical Review

The destructive tendencies of communal conflicts are such that have largely affected the developmental prospect of the country. The consequences range from mere envy, suspicion, and jealousy to large-scale destruction of lives and properties. The research work of Ekeh, (1999) on the Aguleri-Umuleri communal conflict in Anambra State lucidly revealed that the two communities have for decades lived and farmed side by side but with mutual distrust and enmity. This is a similar situation as carried in the vanguard Newspaper at different times. (Vanguard January 13th, 2013) "CLASHES TEAR NASARAWA APART", where farmers and Fulani headsmen clashed leading to the destruction of lives and properties. February 02nd, 2013 "THE DISPLACED TO RETURN TO THEIR HOMES " The state police commissioner urged the indigenes to return home after the communal clashes of Alago and Eggon in the Lafia north and Obi areas. October 14th, 2013 saw yet another caption "BLOOD BATH 44 DIE IN COMMUNAL CULT WAR ". This time the communal clash was between Fulani herdsmen and farmers of Awe and Guma L G C in Benue state.

In September 1995, when the Eggon struggle detonated, public property including schools, banks, mail depots, municipal centers, and even places of worship was demolished to the ground, further, nearly 200 confidential houses were obliterated and endless individuals were killed, (Ekeh, 1999). It is clear that communal conflict is highly destructive; it produces humanitarian problems and an overwhelmingly negative influence on food security. On December 2012, the conflict between the Gwari and Fulani nomads at Gwagwalada in Abuja produced over 1,500 displaced persons from about 27 settlements. In Nasarawa State, mutual emergencies have proceeded discontinuously around the same time, more than 11 towns were impacted north of 4,500 individuals were uprooted. Out of this number, the Legislative leader of the State, Al-Makura had the option to move 2,000 dislodged individuals back to their starting point, that is Bassa Region, and gave 500,000 (500,000) naira to every one of the 11 networks impacted in the emergency. In the Jos emergency of 2001 north of 1000 individuals were killed. HRW (2010) showed that in excess of 13,500 individuals have been killed in shared

savagery since Nigeria got back to regular citizen rule in 1999.

Before the creation of Nasarawa State in 1996, the major communal crisis in the State was the Egbira —Bassa crisis in the Toto Local Government Area of Nasarawa West Senatorial District, which was inherited from the defunct Plateau State. This was addressed by the Administration of Governor Abdullahi Adamu (Sarkin Yakin Keffi) in the year 2000. However, between February and July 2001, Nasarawa State witnessed other major communal skirmishes in the Nasarawa South Senatorial District that led to the loss of scores of lives and the destruction of property worth millions of Naira. Consequently, a Judicial Commission of Inquiry into the Disturbances in Nasarawa South Senatorial District between February and August 2001 was constituted by the Abdullahi Adamu administration in the same year, (Nasarawa State Government Gazette March 2014).

Following purposeful endeavors by Government, the Mutual viciousness stopped in the year 2001. Nonetheless, in 2011 emergencies broke out between Fulani herders and Tiv ranchers in the boundary networks of Nasarawa and Benue States. The circumstance declined into a progression of assaults and counter-assaults with chaperone loss of lives and property. To guarantee harmony and amicable conjunction along their normal lines; the Legislatures of the two States teamed up. Through the setting up of a Joint Security Board of trustees and different measures designated at guaranteeing feasible harmony and amicable concurrence in the impacted regions. The coordinated effort seems to have yielded the ideal outcomes, (Nasarawa State Government Journal, 2014). While the efforts were yielding the expected results, the State witnessed yet another major outbreak of violence between Fulani herdsmen and farmers in Jenkwe Development Area of Obi Local Government and Ekye in Doma Local Government Area respectively in April 2012, (Nasarawa State Government Gazette, 2014). Again, the State recorded yet other ethnic skirmishes between the Alago and Eggon people of Assakio Town, Lafia East Development Area of Lafia Local Government Area in the Nasarawa South Senatorial District in June 2012. In responding to the situation, the Nasarawa State Government constituted a High-Powered Commission of Inquiry on the disturbance. While the Government Whitepaper on the Assakio disturbance is being

implemented, an Eggon militia attacked the Migili ethnic group in Agyaragu, Jankwe Development Area of Obi Local Government Area from 21st to 22nd November 2012. In an attempt to address the crisis, the Nasarawa State Government again set up another High-Powered Commission of Inquiry which investigated the crisis and submitted its Report to the Government, (Nasarawa State Government Gazette November, (2012).

Whereas the state Government was still considering the Report of the Agyaragu crisis, there were reported outbreaks of violence in some other parts of the State. The attacks were carried out by persons known to be members of an Eggon ethnic militia called Ombatse. The group also blocked the Nasarawa Eggon section of the Akwanga-Lafia-Makurdi Federal Highway on 17th November 2012 for an hour thereby obstructing the free flow of traffic and subjecting innocent motorists and passengers to untold hardship, extortion, and vandalization of their vehicles until the personal intervention of the Governor which brought the blockade to an end. A Series of investigations by security agencies in the State on the crises largely confirmed that all were perpetrated by the Eggon ethnic militia known as Ombatse. Accordingly, to stem the barefaced violent activities of the group, the Nasarawa State Government, through Legal Notice No 4 of 2012, Vol. 15, proscribed the Ombatse militia thus banning the group and its activities, (Nasarawa State Government Gazette March 2014).

### **5.1 Antecedence of Inter-Communal Conflicts in Nasarawa State**

Nasarawa State, in recent times, has proved that the state has sadly joined the league of states with records of communal violence. Some of the conflicts in the state include the following:

1. **Egbira-Bassa crisis Toto**, the major communal crisis in the state was the Egbira —Bassa crisis in Toto Local Government Area of Nasarawa west senatorial district, in the year 1999/2000, it was a territorial and chieftaincy communal dispute marred by the crises of ethnic superiority inherited from the defunct Plateau State. The conflict also spread politically to involve the Gwari ethnic groups having thousands of lives lost and un-estimated properties damaged. The conflict was addressed by the Administration of Governor Abdullahi Adamu (Sarkin Yakin

Keffi) in the year 2000. (Nasarawa State Government Gazette, 2002)

**2. Nasarawa South Senatorial District;** Between February and July 2001, Nasarawa State witnessed yet another major communal skirmish in the Nasarawa South Senatorial District (Awe, Doma, Lafia, Keana, and Obi.) that led to the loss of scores of lives and the destruction of property worth millions of Naira. Daniel (2014) opines “There was a communal ethnic disturbance in Agyaragu southern senatorial districts, Nasarawa State whereby lives were lost and properties destroyed. The gruesome attack and the heinous acts of carnage and ethnic cleansing caused serious challenges and setbacks on land between the ethnic group and the state in general. The brutal killing of people, looting and burning of properties led to enmity between the ethnic extractions which metamorphosed to the genocide of minority group by the dominant ethnic group in the southern senatorial district, Nasarawa State.” He saw the conflict as genocide he stated that “In Burundi and Rwanda, two ethnic groups; the Hutus and Tutsis as well as in Nasarawa State Migili Eggon, Fulani, and Alago have conflicted for years resulting in the death of many people and loss of property. In 2013 and 2014, there was renewed violence and the Eggon Massacred a large number of Migili and Alago people” (Daniel, 2014). Consequently, a Judicial Commission of Inquiry into the Disturbances in the area (Nasarawa South Senatorial District) between February and August 2001 was constituted by the Abdullahi Adamu administration in the same year, (Nasarawa State Government Views 2001).

**3. Nasarawa-Benue Boarder clashes.** In 2011 crises broke out between Fulani herdsmen and Tiv farmers in the border communities of Nasarawa and Benue States. The situation degenerated into a series of attacks and counter-attacks with attendant loss of lives and property. To ensure peace and harmonious co-existence along their common borders. The Governments of the two (2) States collaborated through the setting up of a Joint Security Committee and other measures targeted at ensuring sustainable peace and harmonious coexistence in the affected areas. The search for pasture for grazing in recent years has turned Fulani herdsmen into desperate people, even guerrilla fighters, spreading their tentacles of terror and causing apprehension among farming communities in the state and even beyond. Tiv communities in Guma, Makurdi, and Gwer West

have witnessed the worst attacks. The story is not too different for their kinsmen in Keana, Nasarawa State, (News World -Mon, 04/29/2013 - 13:36).

**4. Obi and Doma border conflicts.** Nasarawa State saw one more significant flare-up of brutality between Fulani herdsmen and ranchers in the Jankwe Improvement Area of Obi neighbourhood Government and Ekye Advancement Area of Doma Nearby Government Region separately in June 2013. Administration NEWS (2013) accumulated that the episode was associated with the affirmed holding onto of Fulani herdsmen. The Tiv ranchers' endeavors to resettle in their familial homes have purportedly been baffled by the herdsmen and their "teammates" since the flare-up of the emergency that has impacted for the most part the Ekye improvement region in Doma LGA of Nasarawa State for the beyond two years.

Rukubi, the community dominated by the Agatu tribe, has in recent times been the center of allegations of harboring the Fulani herdsmen who attack the local Tiv farmers. It was also alleged that the herdsmen were mercenaries hired by some individuals to sack Tiv farmers from the area, no fewer than 18,000 farmers, mostly the Eggon and Tiv ethnic nationalities, are still taking refuge in different communities across the state. All efforts by the state government to end the persistent communal clashes have not yielded the desired results. (LEADERSHIP wed 5th June 2013).

**5. Assakio communal conflict.** Nasarawa State recorded at this point other ethnic encounters between the Alago and Eggon individuals of Assakio Town, Lafia East Advancement Area of Lafia neighborhood Government Region in the Nasarawa South Senatorial Locale in June 2012. The region was immersed in a common aggravation over questioned ripe Fadama land among Alago and Eggon ethnic gatherings.

## 6.0 PRESENTATION AND ANALYSES OF DATA

### 6.1 Analyses of questionnaire distributions

Recruitment of Field workers. The distribution of the questionnaire for this research was possible after the recruitment of field workers who assisted in Questionnaire administration. This was because the study area (Nasarawa state) cannot easily be monitored by an individual. After all, the languages spoken in monitored by an individual. After all, the languages spoken in the different conflict areas need the input of someone else who

understood the language of the people and the socio-economic and cultural behaviour of the localities. The research also required the selection and training of personnel for the distribution, interpretation, collection, and assembling of the Questionnaires.

### Training and Test running Questionnaire.

The essence of the training was to sensitize the recruited staff or the potential dangers of coming up with acceptable results. Questionnaire Test running was administered in two (2) out of the eight (8) different conflict areas used as conflict flashpoints. Assakio was chosen as a rural area while Lafia was an urban settlement.

Test running Questionnaire before the actual distribution was to observe the following; a) The time it took for the respondents to respond,

b) The reaction of respondents and c) How long it takes to supply answers. All these prepared our approach in the Administration of the questionnaire.

ii) Questionnaire Distribution. From the questionnaire distribution Table 1 below, eight (8) major towns were chosen for the distribution of questionnaire in this research, because in each case the conflict that occurred in the towns has affected a wider population and, in each town, the designed questionnaire asked questions to six (6) different samples as seen at the heading of table 1, below.

Questionnaires were not equally distributed to all the samples because they are in different places and sizes. The number of distributed questionnaires to each sample is seen in the table against each town, I e Agyaragu (152), Toto (155), Doma (194), Nasarawa Eggon (138), Lafia (287), Keana (122), Assakio (158) and Udenin Gida (130) making a total of **1336** questionnaires distributed.

### 6.3 TABLE 2 QUESTIONNAIRE COLLECTIONS

S/ N	Sample/ Towns	Traditional Leaders	Buss. Men	Farmer	Securit y Men	Gov't officials	Herds men	Total
1	AGYRGU	5	14	30	2	9	9	69
2	TOTO	4	14	51	4	11	19	103
3	DOMA	5	19	23	5	9	19	80
4	N/EGGON	7	13	21	3	6	—	50
5	LAFIA	12	31	—	17	15	—	75
6	KEANA	5	13	9	3	3	11	40
7	ASAKIO	9	11	31	2	7	4	71
8	U/GIDA	2	6	25	—	2	6	39
TOTAL		49	121	190	36	62	69	527



## 6.5 Regression analysis was used for putting the three tables in one to arrive at the results below;

S/N	Sample Towns	Traditional Leaders	Buss. Men	Farmer	Security Men	Gov't officials	Herds men	Total
1	AGYRGU	12	22	67	10	26	15	152
2	TOTO	7	25	79	10	15	19	155
3	DOMA	15	37	75	12	23	32	194
4	N/EGGON	12	19	70	18	19	---	138
5	LAFIA	35	150	---	47	55	---	287
6	KEANA	13	20	55	7	11	16	122
7	ASAKIO	18	21	72	11	12	24	158
8	UDN-GIDA	5	10	75	2	13	25	130
TOTAL		117	304	493	117	174	131	1336

Regression Analysis (1)	Constants;	Term coef.	SE coef	T-value	P-value	VIF
Constant	-21.8	68.2	-0.32	0.758	---	
Housing	0.887	0.997	0.89	0.403	1.10	
Rural	2.38	1.91	1.25	0.253	4.1.0	

**Regression Equation** Conflict = -21.8 + 0.887 Housing +2.38 Rural

To ascertain the effect of communal conflict on Rural Housing Development, Regression analysis has to be employed because the effect of one variable on the other(s) based on the assumed nature of the relationship between the variable(s) is needed. This also has to do with the three 'S' i.e. the Sign, the Size, and the Significance of the coefficient. For any conflict to occur once it will affect Housing by 0.887 i.e. (88.7%) and that will affect Rural Development by 2.38 i.e. (238%). This is to say there exists the effect of conflict as damages on Housing at 88.7% in the event of any conflict and more effect of damage on Rural Development levels is at 238%. See Regression analysis Table 1, above.

## 7.0 Discussion of Findings

(1) In this research some areas are referred to as 'conflict-prone' (*Assakio, Agyaragu, Toto, Doma, Obi, Keana, and Nasarawa/Eggon*) areas because of the long-time minor hostilities between the tribes in the areas, For instance, in Jankwe, Migili and Eggon have already divided the town into two parts. One part is called Agyaragu Tasha (Eggon Dominated) and Agyaragu Jankwe is the Migili (Koro) dominated zone, these divisions are on a tribal basis. Therefore, whenever there is a dispute between any two groups the effect will always be on the lives and property of the residents of the area. It was later revealed that a particular tribe planned the crises and executed them with precision. The Eggon people were identified by the commission of inquiry into the conflict in March 2014.

**7.1 TABLE 2a** The summary of properties destroyed during the obi (Jankwe) communal conflict of November 2012.

S/no	Ethnic groups affected	The total value of assets	The total value of repairs	Total
1	Idoma, Igbo, Mighili, and others	N161,431,000.65	N224,589,558.29	<b>N381,531,690.94</b>

**Source;**Government View (Nasarawa state Judicial Commission of Inquiry to Obi-Communal Disturbance (Jankwe) March 2014.)

**7.2 Table 2b.** Possessions damaged for the period of The Obi Communal Disturbance

	Description	Figures
1	No. of assessed victims	325.
2	Worth of property repairs	₦161431,00.65
3	Assets Worth.	₦224,589,558.29
4	Assessed the worth and cost of properties	₦381,531,690.94

**Source:** March 2014 government white paper report on the Agyaragu crisis.

Table (2a) above demonstrates the assessed resources worth, fixes, and a complete harm for the ethnic gatherings impacted in the November 2012 mutual clash in Obi, Jankwe Improvement Area of Nasarawa State. Different clans in the table above demonstrate any remaining clans living nearby and impacted at the hour of the contention as displayed in Table 2b. 325 Casualties is an extremely high figure in a contention however it incorporates the figures of different clans who were impacted by the contention. The obliteration likewise shows an extremely high figure with all out harm to resources at ₦381,531,690.94. See Table 2b

(i) Communal Conflict in the Local Government area of Toto Nasarawa state is also a recurring type of conflict. This area is home to Egbira, Bassa, Gade, Gbagyi, Hausa, and Fulani tribes but the conflict is always between the two giant tribes Egbira and Bassa. The Bassa and Egbira have lived together for over 150 years but on mutual suspicion. This kind of understanding makes them conflict-prone. In 1985 a misunderstanding as a result of the administrative structure of the Toto and Umasha Districts came up and a committee was set up to resolve the problem. And again in 1996, another conflict

erupted in the form of ethnic cleansing. No clear statistics can be given to casualties and properties but records in the public domain have it as in Table 1 above.

(ii) Communal conflict in Nasarawa State is found to have thrived in some areas because of the formation of Local Government and Development Areas. The setting of the Headquarters of the Local Government later turns to look ethnic and the other ethnic group reacts. The Creation of the Jenkwe Development Area is an example of an isolated reason for the calamity which remained the circumstance adjoining the formation of the Jankwe grass root administration thereafter turned to 'Development Area' in 2002. The Location of Migili chiefdom and its subsequent formation in 1980, the Eggon tribe consistently demonstrated against the Headquarters, opposing the siting of Development is a head office at Migili chiefdom in Agyaragu "Angwan-Ava" populated Eggon tribe. The records show that demonstrations continued unabated resulting in the burning of the Palace of the "Zhe Migili" twice, in 2000 and 2002.

(iii) The research also gathered from the analysis on rural Housing, the total number of

returned questionnaires shows that the effect of conflict on Housing was on the following types of Housing; Thatched round roof houses, Thatched rectangular houses, Sand Crete block Housing, Corrugated Iron Sheet roof on mud blocks houses,

Aluminium roof houses, Storey buildings, Tenement buildings, shops, Supermarkets, and other types. See table (3), Data sources include housing and the number of respondents. Table (3) follows.

**7.3 TABLE 3** The impact of communal conflicts on rural housing types

SN	Communal conflict	Respondents	Housing	Respondents
1	Access routes	122	Thatched round roof Houses	70
2	Land ownership	173	Thatched rectangular roof H	65
3	Building/space	67	sand Crete block Houses	55
4	Mining Land	57	CIS roof on mud Houses	57
5	Grazing Land	120	Aluminum roof block house	23
6	Crop Land	25	Story Buildings	19
7	Fishing Waters	15	Tenement Buildings	56
8	Springs	0	Shops	74
9	Personal Abuse/Insult	10	Super Markets	45
10	Any other bases/reason	25	Other types	21
Total		614	Total	485

Source; Authors field data 2015.

Because we are trying to determine the effect of communal conflict on Rural Housing Development, the responses to communal conflict and housing Development are (as variables) put into one table (Table 3). Here, the total number of respondents for the effect of conflict is 614, and for Housing Development is 485. Then Regression Analysis was applied.

**7.4 Fig. 1**



**Source: Nasarawa State Emergency Management Agency (NASEMA) 2015**

**7.5 Demolished/burnt houses in Obi L. G. A. after the 2012 communal conflict.**

### **8.0 Conclusion**

The state of repair of rural housing and its development is a sincere bond of calculation and a pointer of its position in any settlement. The efficiency of any form of human activity largely depends on the provision of functional housing and efficient infrastructural facilities and services. As a major setback to rural housing in Nasarawa State, communal conflict in the zone is the major devastation to land and housing development in

recent times. This demonstrates that land is becoming a very scarce factor of production, whether due to increased population pressure, land alienation, or land concentration in a few hands. Communal conflicts in Nigeria and Nasarawa state in particular have been exacerbated by the economic crisis and pauperization of citizens in recent times. Factors that account for these conflicts are numerous. These include ethnicity, religious differences and political manipulations, land hunger and burgeoning population, chieftaincy disputes, and the native/settlers syndrome. Housing is a critical agent for any community's or nation's socioeconomic development. It is critical to a community's economic, social, and environmental well-being. It has an impact on one's quality of life. It is the foundation of any economy; industries and agriculture rely on it to power their production methods effectively and efficiently.

Every settlement depends on peace and mutual co-existence to adequately develop in different facets and invariably accommodate people. The conflict has made Nasarawa State highly unstable particularly in rural communities, generating great propensities aimed at safety perils for persons and misrepresenting the chances in place of the development of housing and infrastructure during this period of political progress. The only alternative remains to curtail the conflicts and give way for proper development from both private and public authorities for better liveability and sustainability of the citizens.

### 8.1 Recommendations

1. The Government should come up with legal and administrative laws or guidelines and principles in a constitution for governing the relationship of communities/settlements and by this inform and educate community members about the rules—what they are, why they are important in avoiding loss of lives and property and maintaining peace and community values.
2. Enforce rules consistently and even-handedly and intervene as early as possible in order not to allow the spread of innocent persons, reappraisal attacks, and the violation which may increase the destruction to become serious.
3. This research is expected to be beneficial to both the Nasarawa State Government and the general public, for documentation, control, and

management of Communal conflict. In this respect,

4. Government should establish an Agency specifically concerned with matters relating to communal conflict management. When conflicts occur, it is always immediately difficult to lay hands on recording instruments like camera videos or have someone with the mind to write down every detail about happenings or even remember exactly what happened in the locus in quo, because nobody will be prepared for it. And when an urgent response is given by the government and security organizations to be able to assemble data, few people are privileged to lay their hands on such data. This agency will greatly assist the government in making estimates. Projections and control of communal conflicts and the general public. Investors in real property development and rural/agricultural developers will have access to a place where data can be obtained to determine the worth of future investments.

5. *Government pro-reactiveness in its quick response of attending to the challenges of communal skirmishes decisively without taking a side* insurance policy should be introduced to cushion the effect of communal conflict on housing occupants, owners of agricultural product producers, and marketers. This will greatly reduce the significant effect of the conflict with the provision of a long-term payment through the same investment or cooperative societies.

6. From this research, it has been established that Nasarawa State's communal clashes primarily are ethnic, economic, or agricultural. The Eggon tribe for instance in Nasarawa State is found to be resident in many parts of Nasarawa state, they tend to have an overwhelming population, spread, and ease in contact with each other. The reason for their spread is the population explosion that pushes many out of their homes in search of fertile agricultural land. They both embrace Islam, Christianity, and traditional religion. And it is also clear that in all the *conflict flash points* (except Toto). Eggon is involved in one conflict or the other with other tribes around them for farm-land struggle, trade, and ethnic differences. Hence, the recommendation for research on this ethnic group is to ascertain their relationship, complicity, and reasons for communal conflict or otherwise in Nasarawa State.

7. Indeed, many of the individuals and families who suffered and have experienced

homelessness and loss of lives and property as a result of the various conflicts in Nasarawa state will need the immediate support of the government to get increased opportunities to access land, credit facilities, and affordable housing that will immediately put them in the habitable situation. There is also a need for the government to carefully plan a mass housing policy for low-income, medium income and high housing with a sustainable planning standard in Nasarawa state.

8. As it is obtained in developed societies, big investment companies dealing in real estate, rural development, and agriculture should avail themselves of sponsoring research in these fields by employing the use of modern technology in Research and sponsoring research in this Arena.

## 8.2 Further Recommendations

Managing communal conflicts in these communities for better housing development will involve adopting three approaches.

- 1) The preventive approach
- 2) The long-term approach and,
- 3) Integrating Urban Planning and rural housing development

8.3 **The preventive approach;** entails developing strategies to address the root causes of communal conflicts in Nasarawa and the country as a whole. Understanding the causes of the conflict will be necessary for developing preventive strategies. It can aggravate the delivery of the subsequent services to decrease its outcome on housing development: political will to curtail communal conflicts in any form, provision of durable and long-time infrastructures, implementation of terrestrial regulation by the

authorities, community-based initiatives including the determination of the extent of boundaries for proper adjustment, the provision of basic infrastructural facilities in communities, the zoning of political positions in communities, the control of arms inflow into communities, the equitable distribution of resources, and the promotion of mutual respect for people.

8.4 **The lengthy method;** advocates the establishment of early caution systems in societies, as well as the implementation of peace enlightenment programs tailored to the unique nature of the conflict in Nasarawa and the country as a whole.

## 8.5 Integrating Urban Planning and Rural Housing Development

Urban planning and rural housing development have similar tasks and viewpoints. All are aimed at improving human living standards, emphasizing needs evaluation and providing service delivery, managing intricate social systems, emphasis on the population level, and depending on community-based participatory methods. Providing safe and healthy places for people to live, work, and play is more likely to prosper if urban planning and rural housing development work in harmony. The synergies between urban planning and rural housing development are evident in creating a better land control system in rural communities to promote farming, grazing, and physical activity through community infrastructure; and the protection of lives and properties through land use and zoning laws. Further collective concerns comprise transport planning and urgent response to communal unrest.

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