

# Intra- Urban Residential Mobility Insights for Effective Urban Locational Policy Making

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**Abstract:- Issues in urban housing and infrastructure provision and management have been a central point of discussion both in academic and policy formulation across the globe time immemorial. Beyond the dominance of housing market (supply and demand) that determine, to a great extent, households' residential location choice, there also exist the supremacy of some socio-physical processes that regulate households' residential movement within urban space. This paper elucidates on concept of residential mobility. The two significant theories that are central to the study are explained; as well as the factors necessitating residential mobility. Imperatively, we thereby relate intra-urban residential mobility to urban locational decision making for a sustainable urban management.**

**Keywords:-** Filtering; Mobility Propensity; Push-Pull Factors; Residential Mobility; Locational Policy.

## I. INTRODUCTION

From time immemorial, social scientists have occupied themselves intensely with explaining residential mobility from different viewpoints. For instance, the generic work of [1] established a sociological view of the relationship between residential mobility and the dynamics of housing needs. From a psychological viewpoint, [2] identified the significant of variables such as a social relationship, well-being of members of the household, nature of the housing and the social level of the neighbourhood as correlates of residential mobility. In addition, economists also judged the behaviour of individuals as a result of market processes (product of housing choice and preference) [3] while geographers and urban planners concentrate primarily on households' residential choices within the broader context of geographical structure and physical planning of urban areas [4, 5].

According to [6], the decision to change a place of abode is usually informed by housing deficit (dwelling space, neighbourhood quality, and social cohesion etc). By implication residential mobility can be described as a household's response to housing deficit as reflected in needs, occasioned by changes in family composition and life course events. In another dimension, residential mobility is occasioned by households' response to dissatisfaction or stress situation influenced by environmental conditions [7, 8]. Residential mobility can be classified as intended and

actual [9]. Notably, the willingness to move from a current place of abode to another is adopted as the basis for this classification. Intended residential mobility occurs when a household's intention to engage in intra-urban mobility has not been executed; a wishful thinking. On the other hand however, actual residential mobility occurs when the thought of mobility is adequately supported with enabling factors and movement is objectified. Residential mobility can also be classified based on the nature of forces that necessitate movement. Hence, there are forced and voluntary residential mobility. [10, 11, 12]. This template, modified in MS Word 2007 and saved as a "Word 97-2003 Document" for the PC, provides authors with most of the formatting specifications needed for preparing electronic versions of their papers. All standard paper components have been specified for three reasons: (1) ease of use when formatting individual papers, (2) automatic compliance to electronic requirements that facilitate the concurrent or later production of electronic products, and (3) conformity of style throughout a conference proceedings. Margins, column widths, line spacing, and type styles are built-in; examples of the type styles are provided throughout this document and are identified in italic type, within parentheses, following the example. Some components, such as multi-leveled equations, graphics, and tables are not prescribed, although the various table text styles are provided. The formatter will need to create these components, incorporating the applicable criteria that follow.

## II. CONCEPTUAL TERMS

### A. Disequilibrium Model versus Residential Mobility Propensity

The interconnections among the forces determining households' residential mobility are fundamentally complex, and marginally influence households' housing utility [13]. Disequilibrium model has been observed to be reliable enough in resolving this complexity. Disequilibrium model is the commonly adopted as a theoretical framework for explaining residential mobility. The model explains that a decision to move occurs when the households' current living arrangement becomes suboptimal. In the absence of such disequilibrium the household will stay [14] put, because it incurs adjustment costs and some other unquantifiable losses when moving. [15] posited that an optimal housing arrangement relates to the dwelling unit and neighbourhood characteristics relatives to the households' need and preference. A previously optimal housing may become

suboptimal arising from changes in household composition or circumstances, housing or neighbourhood quality, and household income or the cost of housing. The theory has also drawn a distinction among the households' experience of housing dissatisfaction, the intent to move, and the households' actual relocation [16]. The decision about whether to move can be seen as weighing satisfaction with current housing to the anticipated satisfaction with alternatives.

Residential mobility propensity refers to the wishes, plans, inclination and expectation to relocate residence in future. Propensity to move is an important intervening variable in the study of residential mobility because the propensity to move appears to be a prerequisite for voluntary mobility [17]. [18] also viewed propensity to move as the immediate and prerequisite factor for residential mobility. The study highlighted that housing dissatisfaction culminates to a desire to move, and this desire is in turn modified by the perceived behavioural constraints and a more reasonable expectation of future mobility is developed. Propensity to move has lent itself to lose explanation and the lack of uniformity in definitions has equally hinders conceptual comparisons. Notwithstanding, four distinct stages (thinking about relocation, desiring to move, expecting to move and planning to move) have been identified in conceptualizing mobility propensity [19, 20]. s a situation, households' mobility propensity is superficially simple but inertly complex. [21] noted that the relationships between propensity to move and actual residential mobility are notably strong but imperfect. This relationship has been practically adopted in estimating community housing need; who needs housing, what types of housing and in which part of the community are the housing needed.

#### **B. Spatio-temporal Pattern of Households' Residential Mobility**

The basic outcome of residential mobility is reorganization of residential households within a metropolis. This is broadly viewed as a spatial redistribution; however, the patterns involved have a wider scope than how households reorganized only spatially [22]. Two cogent indicators are usually considered in describing households' residential mobility pattern. These are the spatial directions of movement within an area and the time span between households' subsequent movement, also referred to as spatio-temporal pattern.

Spatial trends of residential mobility of households are keenly related to social and economic characteristics of the residents [23, 24]. For instance, Faniran (2016) observed that households' spatial distribution in Minna, into different residential zone follows socioeconomic characteristics. This is associated with the fact that in a typical Nigerian metropolis, quality of housing varies across residential zones [25] and households make location choice base on their economic status.

Pattern of residential mobility could also be explained in term of the direction of movement within a specific area. Most studies have established multidirectional pattern of

household residential mobility, this connotes randomness or no specificity of direction pattern. This is a situation where individual randomly relocation base on its housing need [26]. Exceptional cases which defied the general pattern have been however established in the literature where uni-directional pattern of households' residential mobility pattern were observed. [27] discovered that households' movement in Kaduna was determined solely by religious affiliation. In the same way, [28] discovered in Kano that the pattern of residential movement was mainly suburban to core area due to Boko haram insurgency that was paramount in the suburban residential areas of the metropolis.

Time is another adopted criterion in describing households' residential mobility pattern. Most of the studies conducted on temporal pattern of mobility are longitudinal qualitative survey [20, 29]. Mostly, researchers in this aspect resort to secondary data from population offices where demographic and movement data are collected on some selected households. Temporal pattern of households' residential mobility, especially those that have engaged in movement more than three times, reveals how much times have the households spent in each residential location. Changes in time spent in different residence are conceptually correlated with the households' life course events and socioeconomic characteristics to suggest social policy that guide housing [30]. The template is used to format your paper and style the text. All margins, column widths, line spaces, and text fonts are prescribed; please do not alter them. You may note peculiarities. For example, the head margin in this template measures proportionately more than is customary. This measurement and others are deliberate, using specifications that anticipate your paper as one part of the entire proceedings, and not as an independent document. Please do not revise any of the current designations.

### **III. DETERMINANTS OF HOUSEHOLDS' RESIDENTIAL MOBILITY**

Factors influencing residential mobility are also known as drivers or determinants of residential mobility [31, 32]. These factors have been categorized in the literature in numbers of ways. Notably, some categorization takes cognizance of the origin; endogenous and exogenous factors while others focused on the nature of force necessitating the mobility; pull and push factors. Factors such as households' socioeconomic status and life course events enormously determine households' mobility; these are referred to as endogenous factors. Contrarily, some forces that originate from outside the domains of a household, for instances, housing market and public order are regarded as exogenous factors. In another dimension, varieties of circumstances that expel households from their current dwellings, such as poor housing facilities, inconvenient tenure, and bad social cohesion within the neighbourhood, form bricks of push factors while on the other hand, those that attract households to a prospective new housing environment are the pull factors.

### A. Households' Socioeconomic Characteristics

Numerous studies have confirmed the effects of households' socioeconomic characteristics on residential mobility. Characteristics such as gender, age, employment status and life stages of an individual household member affect residential movement propensity and actualization [33, 34]. The most commonly investigated aspect of households' residential mobility centres on households' income. By and large, empirical studies in this aspect have yielded mixed results. [35], [36] discovered that individual with higher incomes had slightly higher residential mobility rates than those with lower incomes. Contrarily, [37] and [38] findings established an absence of relationship between the income capacity of household and its' actual mobility. In a broader way, [9] stated that a household having a higher income margin is more likely to facilitate moving house. However, going by mobility intention as against actual mobility, lower-income groups are significantly more often state a wish to leave their neighbourhood [39]. Ethnic segregation is another inhibiting factor of households' residential mobility [27, 39]. In general, residents of an ethnic minority do have some difficulties matching their preferences and socioeconomic status with a particular home and neighbourhood. In the opinion of [40], this has been the reason responsible for the minor ethnic groups' incessant residential mobility before an actual attainment of segregation. In the United State of America, arising from ethnicity variation, white people have been reported to move frequently than non-whites [41]. Similarly, homeownership in African culture, is a residents' natural preference as a means of indicating their territory [42], as opposed to belief in USA where residents do not emphasize homeownership, hence the rate of residential mobility has continued rising astronomically per time [41, 43].

### B. Households' Life Course Events

A life course perspective focuses on examining changes, in term of biological, developmental, historical, or geographic and attempting to identify which factors affect the arc of change, and what transformations change brings [44]. The classical origin of the life course is though credited to [1] intra-urban mobility in his investigation on the connection between individuals and the historical and socioeconomic context in which these individuals lived, the approach has however gathered greater momentum over the last two decades [45].

Embracing life courses in residential mobility study has enhanced diversifying approaches. For example, while [9] and [46] recognized the significance of specific life-course events as 'triggers' for residential moves, [47] identified some as constraints. [48] has equally highlighted the three remarkable philosophical insights residential mobility has garnered with the inculcation of life course theories; the diversity of life trajectories, the relational concept and life biography concept of individuals. It has been established that households' housing needs change according to changes in their stage of life and situations [24] and the multifaceted impact of life course events is highly complex and interconnected. For example, the consequences of partnership dissolution for the type, tenure, and quality of

housing have been given attention in extant literature [49, 50]. There were also studies on housing adjustments related to retirement and unemployment. With the strength of these influences, [9] opine that the life course trajectories are the summation reasons prompting people's intention to move.

### C. Housing and Neighbourhood Condition

Functional home facilities are extremely essential in residential buildings for a non-stressful living. [51] emphasized that availability of good power and water supply, heating devices, kitchen and bathroom facilities as the principal considerable factors in renting a house. The study of [52] established a strong correlation between condition of available housing facilities' and households' residential mobility. Dysfunctional housing facilities lead to dissatisfaction and stress and eventually culminate into residential mobility. Philosophically, three possible interfaces between a resident and functionality of existing housing facilities exist. In a way, a home without enabling facilities becomes unbearable to households, results in stress and pushes households to residential relocation where their need could be met. In another way, a home with dysfunctional facilities could lead a household to incur extra costs in bringing the facilities to normalcy. The third possibility could be a situation in connection with the family life course events. Besides the absence of housing facilities, some other housing unit factors that trigger households' mobility include the structure, condition and number of rooms in residential buildings [53].

Extant literature have established that neighbourhood condition significantly accounts for households' decision to either move or stay in a place of abode [38, 54]. Neighbourhood conditions such as the quality, adequacy of services, safety and level of facilities accessibility in the neighbourhood [41, 55] have been identified as drivers of households' mobility. Some other salient factors that inhibit households' residential mobility include households' sense of place; place identity, dependency and attachment [56] in relation to their neighbourhood.

### D. Housing Market

Housing market is an influential determinant of residential mobility [57]. Location of residential housing property, its form and management determines the class of households that demand for it. Conceptually, when housing is considered as a residential environment including shelter and all necessary facilities, equipments and devices needed for households' mental, social and physical wellbeing, its physical location is greatly dictated by urban morphological structure [58,59]. In essence, households with the wherewithal to afford housing in competitive environment seek residential location in such places and those that that are financially incapable take to alternative locations. Also, [60] opinionated that the quantity and prices of available residential housing stocks in the market do actually determine residents' housing demand. [46] added that the availability of private residential properties in the housing market within the desired community provides edges for movement intention. Hence, availability of a desired housing type in a beloved location has been seen as an

enabling factor of household residential mobility [23] as households have opportunity of housing choice that meet their space demand. However, when a desired type of dwelling a household needs is unavailable, delay or total abandonment of residential mobility may results.

Issues such as tenure, rent administration and maintenance of private residential housing have been found to be fundamental to households' residential mobility. Another vital aspect of the housing market is the tenure issue. Tenure is generally seen as the length of time a tenant hold tenancy right on a (landed) property. Stated more elaborately, tenure is positive and effective when the physical, social economic and other motive of securing tenancy in a property is achieved within the period of occupation while a deficit tenure means arises from dissatisfaction with services derived from rental property in relation with time. [18] discovered that so few household had positive tenure in rented residential properties. The study further analyzed the impact of deficits in cultural, social and economic tenure and realized that all were found to be related to dissatisfaction and a propensity to move. Some other works on residential mobility that compared households' present and former residences also signified the importance of a normative tenure deficit in motivating residential mobility.

In practice, rental (residential) houses are managed by estate agents who offer service for a principal. These service providers provide a link between landlords and tenants. It is a professional duty of estate agent to be conscious of maintaining principal's property [61]. Observably, the disposition of these agents concerning routine maintenance of residential properties is usually appalling; especially in Nigeria. [62] recounted that the most commonly encountered shortcomings in a rented residential apartment, especially in the metropolis, are poor housing maintenance culture and unending rent adjustment which often lead to dissatisfaction and relocation.

#### E. Social Tie

Households' tendency for residential mobility is partly dependent on the strength or weakness of the cordial relationship that exist within a neighbourhood [63]. Possession of neighbourhood sense of place by households inhibits residential mobility at large and this equally applies to being preferred to be readily identified with a neighbourhood [64]. Households that develop a sense of place (place attachment, identity and dependency) with a particular neighbourhood are thought to protect their persistence residency in a place than those who are by no means attached to such a place [65]. For example, it can be assumed in this way; that people who depend on their neighbourhood, perhaps for economic sustenance or other things readily trade off some other disadvantages of such neighbourhood. Considering social relation from another approach, the influence of friends and relatives living away from residents' neighbourhood serves as a force of attraction toward their housing environment.

#### IV. PHYSICAL PLANNING, RESIDENTIAL MOBILITY AND EFFECTIVE URBAN LOCATIONAL POLICY

Planning is a deliberate attempt at achieving some objectives; individual or corporate with appropriate actions and strategies [66]. It involves thinking ahead and making advance arrangements to achieve particular objectives. As a process of determining appropriate future action through a sequence of choice, planning then becomes an idea that transcends the entire human endeavour. Application of planning to virtually all human activities, right from the level of individual, the family or neighbourhood to that of the town, district or society, and equally to the provision and management of infrastructural facilities has been historically excellent. Giving the cognisance of locational facet of planning, [67] defined physical planning as an orderly spatial arrangement of the various land uses such as residential, commercial, industrial, recreation and open spaces, transportation, public infrastructure and other ancillary human activities. Planning does not only cover all aspects of natural or manmade resources but also performs a coordinating role to ensure harmony in the development and sustainability of our cities [66].

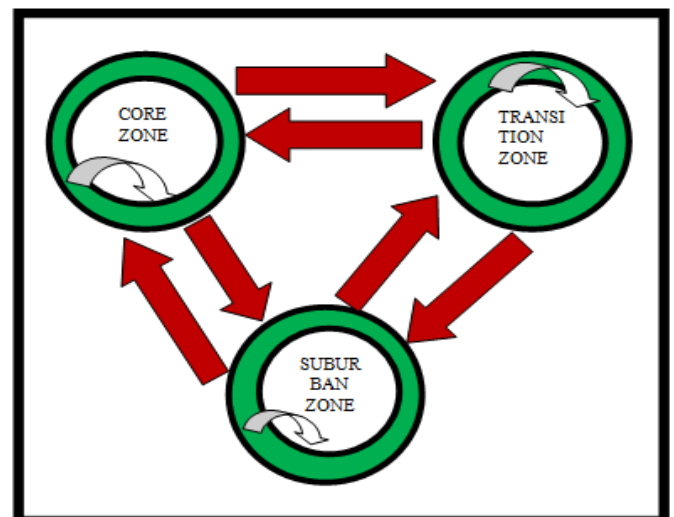


Figure 1: Possible spatial pattern of intra-urban residential mobility.

Characteristically, residential mobility poses a spatio-temporal dimension as earlier explained. The spatial rearrangement of urban dwellers is possible in many patterns, depending on the morphological nature of urban landscape. For instance, adopting Burgess concentric theorem which recognizes three distinct zones, nine unique pattern of residential movement are distinctly possible within a city (figure 1). Each of these patterns is keenly related to factors elucidated upon in section 3. Despite the strength of these determining factors, however, residential movement pattern could also be strategically induced or inhibited; this is the place of locational policy making.

Residential mobility propensity is not only technically reliable in revealing who moves, from what residential zone and to what residential zone but it has been practically

adopted in estimating community housing need; who needs housing, what types of housing and in which part of the community are the housing needed. Base on this, social housing location are preferably executed in accordance with research outcome of residential mobility study to enhance justifiable deployment of resources. This also practically applies to provision of urban infrastructural facilities which should not only be strategic but sustainable in management. The corollary of the above, an effective location and management of urban infrastructural facilities needs an input of residential mobility study, for urban resources to attain maximum utilization.

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