Implication of Intangible Location Attributes on Residential Segregation in Jos, Nigeria

Aliyu Ahmad Aliyu[1], Rozilah Binti Kasim[1], David Martin[1], Mohd Lizam Mohd Diah[1]
& Hishamuddin Mohd Ali[2]

[1] Department of Real Estate, University Tun Hussein Onn, Malaysia (UTHM), Malaysia

[2] Department of Real Estate, University of Technology Malaysia (UTM), Malaysia

Correspondence: Aliyu Ahmad Aliyu, Department of Real Estate, Faculty of Technology Management and Business, University Tun Hussein Onn Malaysia, Parit Raja 86400, Batu Pahat, Darul Ta'zim, Johor, Malaysia. E-mail: aaaliyu1978@yahoo.com

Abstract

Residential segregation could be regarded as a process whereby two or more distinct communities who formerly lived together separate from one another due to many factors. Residential segregation is not only applicable to small communities but rather to a larger region. As a result of the ongoing civil unrest that engulfed the city of Jos, there has been a process of residential mobility and relocation among people of different faith. The paper is aimed at examining the implication of intangible location attributes on residential mobility, segregation and relocation in Jos town. Stratified random sampling technique was employed in order to come up with the sample needed to conduct the research. The data needed for the research were retrieved through structured, semi-structured and unstructured interview method of data collection. A qualitative method and approach of data analysis through the use of a thematic network analysis was incorporated in order to analyse the data gotten from the interview survey. The results uncovered that residential segregation in the study area leads to change in the residential pattern of Jos town. The variations and trends in the sales and rental value of residential properties were greatly affected as a result of the persisting residential segregation. The research concludes that residential segregation has a great implication on land and landed property value as variations in the values of residential properties is noticeable. There is a need for those in authority to take a decisive action in order to overcome and halt the persisting mobility and relocation in the study area.

Keywords: Intangible location attributes, residential mobility, residential pattern, residential relocation and residential segregation.

1. Introduction

Location is among the main determinants of residential property value. It has been realised that location could either be tangible or intangible in nature. Tangible location factors include accessibility, planning restrictions, transportation closeness to central business districts, building codes, subdivision regulations, environmental protection laws, household preference, demand, supply, population increase, closeness to place of work, community facilities, utilities and services, components or elements that form part of a building structure, zoning regulation, waste dumpsites, and the likes (Aliyu, 2012).

On the other hand, intangible location factors are those attributes of location that are invisible in nature. They include race, crime, social cohesion and solidarity, safety, prestige, social class, religious inclination, cultural identity, social status, native inclination, security, economic condition, norms and values, ethnic background, indigene ship, apartheid, violent free areas, socio-economic background, and violent prone areas and the likes (Aliyu, 2012). As a result of the ongoing chaos that is being witnessed for more than a decade in the study area, there has been a gradual process of residential relocation and change of ownership in line with religious or ethnic background, which eventually culminated in splitting the study area into like two distinct cities in one town by having an area that is solely for Muslims and Christians areas as well. This study is intended to look at the implication of the intangible location factors on residential relocation, mobility and segregation in the study area (Aliyu, 2012).

Many researches were conducted on the dynamics and consequences of racial residential segregation in Europe and many US metropolitan areas. It is suffice to mention in this regard that the work of Farley (2010), Fossett (2005), Harris (1999), Massey (2001), Robert and Elizabeth (2003), Robinson (2006), Telles (1992), Van Ham and Clark (2009) and Zubrinsky (2001) deserve academic credit due to the fact that they explored in-depth on the influence of race on residential segregation, relocation and mobility. However, their findings could not be generalised as they only employed limited number of sample data which is not enough to draw inferences and conclusion. In the same vein, other scholars established that intangible attributes of location like ethnic background, skin colour income inequality, social prestige and social status are the main point of contention that lead to residential segregation.

Researchers that advance the above claim include Anas (2006), Bailey (2004), Bayer, Robert and Kim (2001), Bruch (2006), Charles (2003), Cheshire (2007), Clark (1991), Galster and Cutsinger (2007), Howley (2009), Iceland, Weinberg and Steinmetz (2002), Krysan and Farley (2002), Mare and Elizabeth (2003), South and Crowder (1997), Telles (1992), and White, Robert and Shilian (1994). Their findings, however, could not be applicable to Nigerian settings as the tools employed for data collection and analysis in their research are much more appropriate to European setting. Looking at the above findings of previous researchers, it could be realised that few researches were conducted on the implication of other intangible attributes of location like cultural identity, native inclination, safety, socioeconomic background, security, frequency of violence, religious inclination, ethnic background, indigene ship and the likes as having great implication on residential relocation, segregation and mobility. It is against this background that this article seeks to examine the implication of intangible location attributes on residential segregation in Jos city, Nigeria.

Furthermore, irrespective of personality an individual has in a given society, residential segregation ignores his political, social and economic influence due to the fact that he is being sidelined (Van Ham & Clark, 2009). Dwelling and habitation in distressed neighbourhoods whether knowingly or unknowingly has great implication for the mobility of present and future generation yet unborn as it excludes an individual from having many opportunities in his daily life. An individual who lives in segregated neighbourhood encounters many obstacles like benefiting from the social amenities, educational quality, white-collar job, safety, prestige, security, quality of social network, participating in politics and the likes. However, the findings of the past researchers have some discrepancies as they only look at race as the main indicator of residential segregation. They undermine other intangible or invisible attributes of location which also play a significant role in ascribing value to land and landed properties. Furthermore, their research is based on US context which has different connotation as compared to what is being witnessing in Africa in general and in Nigeria in particular.

According to Dung-Gwom and Rikko (2009), Muhammad (2005; 2007), Okpala (1981) and Ostien (2006; 2009), the key factor that brought about residential mobility and segregation in Jos town could be summarised as: political control of Jos north local government council, indigene certificate, fear of political and economic domination, creation of Jos North, competition to control scarce resources, indigene and settler issue and appointment of traditional ruler (Gbong Gwom) in Jos. Unlike other researchers who looked at other indicators as the main determinants of residential segregation, in Jos town, the aforementioned reasons formed the basis for residential segregation. The Christian natives of Jos are afraid of being dominated by the Hausa/Fulani Muslims while the Hausa/Fulani Muslims feel that they are being marginalised in all governmental activities in spite of their habitation in Jos for more than 150 years (Lanre, 2006; Magazine Blunt Truth, 2010; New York Human Rights Watch, 2005; 2006; Ukiwo, 2003). The research questions for this study are:

To what extent does intangible location attributes influence residential property value in the study area?

How does the implication of these intangible location attributes on the values of residential properties be investigated and what solutions and suggestions could be proffered based on the identified problems in the study area?

The research hypothesis which this study seeks to address is:

There is no relationship between intangible location attributes and residential property value in the study area.

The research is organised and structured into five sections. This becomes imperative due to the nature of the research and the need to explore in details the length and breadth of the subject area. The sections are outlined as follows: Introduction, Historical Background of the Study Area, Research Methodology, Research Findings and Conclusion and Recommendations.

2. Historical Background of the Study Area

With 158 million population (2006 census), Nigeria has the largest population among African countries. Accidentally, the country's statistics in the worldwide foremost league of violence termed communal, ethnic, sectarian and religious as the most occurring types of conflict. In the 1990-2010 periods, religious, ethnic and sectarian killings caused more than 15,000 victims. Nigeria is divided into 36 managerial divisions (states) and one federal capital territory, Abuja as it could be seen in Table 1 below.

Table 1. List of States of Nigeria in Alphabetical Order, (Federal Republic of Nigeria, 2011)

S/N	State	Capital	Region
1	Abia	Umuahia	South
2	Adamawa	Yola	North
3	Akwa Ibom	Uyo	South
4	Anambra	Awka	South
5	Bauchi	Bauchi	North
6	Bayelsa	Yenagoa	South
7	Benue	Makurdi	North
8	Borno	Maiduguri	North
9	Cross River	Calabar	South
10	Delta	Asaba	South
11	Ebonyi	Abakaliki	South
12	Edo	Benin City	South
13	Ekiti	Ado-Ekiti	South
14	Enugu	Enugu	South
15	Gombe	Gombe	North
16	Imo	Owerri	South
17	Jigawa	Dutse	North
18	Kaduna	Kaduna	North
19	Kano	Kano	North
20	Katsina	Katsina	North
21	Kebbi	Birnin Kebbi	North
22	Kogi	Lokoja	North
23	Kwara	Ilorin	North
24	Lagos	Ikeja	South
25	Nassarawa	Lafia	North
26	Niger	Minna	North
27	Ogun	Abeokuta	South
28	Ondo	Akure	South
29	Osun	Oshogbo	South
30	Oyo	Ibadan	South
31	Plateau	Jos	North
32	Rivers	Port Harcourt	South
33	Sokoto	Sokoto	North
34	Taraba	Jalingo	North
35	Yobe	Damaturu	North
36	Zamfara	Gusau	North

2.1 Population and Residential Pattern of Jos Metropolis

Jos is located in the middle belt of Nigeria (see Figure 1) and it came into being as a small mining city in 1904 and the need and demand for tin ore pave way to its fast development in population and physical dimension. The tin production attracted many people from different backgrounds and nationalities equally from inside and outside the country. Huge number of people were fascinated to the mine camps either as mine workers or for trading and business purpose (BBC News, 2010b). In 1967, it metamorphosed into the capital of the then Benue-Plateau State and was transformed into the capital city of Plateau State in 1975, consequently becoming a significant administrative, profitable, marketable, viable and commercial center. From just a small municipality

of less than 10,000 in 1930, 20,000 in 1950, the population of the metropolis grew to more than 155,000 in 1973 and to greater than 600,000 in 1991 (Magazine Blunt Truth, 2010). At the moment, Jos is the executive and administrative headquarter and centre of operation of Plateau State.

The residential pattern of the study area was severely distorted and altered. Followers of the two religions (i.e Islam and Christianity) started and began to live in divided and separated areas out of scare and panic of eruption of another upheaval (BBC News, 2010a). As a result of the number of ethno-religious and sectarian violence that are being persisting in Jos metropolis over the last two decades, there has been a process of residential segregation, relocation and mobility along religious, native, ethnic, cultural and indigene lines, dividing the city into predominantly Christian and Muslim areas. Details on the neighbourhood composition and residential pattern in Jos could be found in Figure 3.

The state boundary of the study area was again altered and changed in 1996 when Nassarawa State was carved out of Plateau. This may have had some deadly and deleterious effects on Plateau as a lot of educated Muslims moved out from Plateau state in order to take job in the new Nassarawa State government and civil service (BBC News, 2010c). The salience of common identities is now more important and appears to have become greater than before due to the violence over the previous decade, which has generated greater spatial division of people in Jos alongside religious lines (BBC News, 2010d). This scenario eventually heightens social and political divisions among Muslims and Christians of Jos. Thus, more people are straightforwardly affected by the crises and they are mindful of communal divisions. The inhabitants of Jos nowadays articulate their religious and ethnic inclination more emphatically than they did before.

2.2 Ethnic Composition in the Study Area

Plateau State has more than fourty ethno-linguistic tribes although no particular ethnic group is huge and large enough to assert majority position (Alubo, 2009). A number of the native and indigenous tribes in the State in an alphabetical order include: Afizere, Amo, Anaguta, Angas, Aten, Berom, Bogghom, Buji, Challa, Chip, Fier, Fulani, Gashish, Goemai, Hausa, Irigwe, Jarawa, Jukun, Kanuri, Kwagalak, Kwalla, Meryang, Miango, Miship, Montol, Mushere, Mupum, Mwaghavul, Ngas, Piapung, Pyem, Ron-Kulere, Rukuba, Tal, Taroh, Youm and others not mentioned in this regard. Other tribes found in Jos are: Idoma, Igbos, Igbira, Yorubas, Tangale, Tiv and and so on and forth (Nigeria Galleria, 2012). Each and every tribal group has its own different language. Nevertheless as it is applicable to the rest of the country, English is the official and authorised language of instruction in Plateau State although Hausa language has gained and achieved acceptability and momentum as a medium and standard way of communication and instruction in every part of the state including Church service (New York: Human Rights Watch, 2005).

The local governments in Plateau state in an alphabetical order are: Barikin Ladi, Bassa, Bokkos, Jos East, Jos North, Jos South, Kanam, Kanke, Langtang North, Langtang South, Mangu, Mikang, Pankshin, Qua'an Pan, Riyom, Shendam and Wase (See Figure 2). The ethnic composition and social associations and dealings of Plateau State, in its entirety, were additionally diversified by movement and relocation of people to the state from all part of Nigeria in the early colonial era, inspired by industrial-scale tin and columbite mining in the Plateau. With the division and fragmentation of the regions of Nigeria into states in 1967, authority, power, control and influence has progressively and gradually shifted towards Christians in Plateau state (Alemika & Festus, 2002).

2.3 Historical Background of Ethno-religious Violence in the Study Area

Jos town, until September 2001, had always been regarded as a nonviolent city. To many Nigerians, the Plateau State motto of "Home of Peace and Tourism" was more or less an empty slogan. Certainly, many people fleeing violence and chaos in their own areas had wanted security, protection and safety in Jos; some had even established businesses and settled there (Lanre, 2006). However this rather nonviolent metropolis is taken over by criminals, hoodlums, gangs of terrorists etc who think that Jos city belongs to them only. It could not be predictable after living in a city for more than 100 years, where even some people's great grandparents were born, having no other city than it just for somebody, whose uniqueness and identity is even uncertain and disputed, to tell an individual (Hausa Fulani Muslim) that he is a settler, in century where a son of black Kenyan is chosen and elected as the President of the most influential and powerful country in the world (Abdullahi, 2005). Whether these epidemic of ethnic cleansing were designed and intended or not, one thing is rather clear, all these crises are sponsored and masterminded by influential leaders of the diverse ethnic groups, who find happiness in butchering and killing their fellow human beings. Many of the Jos neighbourhoods were drastically shattered (see Figure 3).

The conflict situation in Jos arises primarily out of ethnic difference, pitting Hausa original settlers versus the Plateau tribes of Afizere, Anaguta and Berom. The Christian native see the creation of Jos North Local Government was done to favour the Hausa community in Jos (Abdullahi & Saka, 2009). Since that exercise, Jos North has known no peace. There was no basis for the creation of Jos North, if not to carve a safe haven for the Hausa Fulani Muslim community according to the so-called indigene. Another reason that brought about Jos crisis is the bitter rivalry and competition to manage and control the administration of the Jos north local government authority between the Berom Christians and the Hausa Fulani Muslims. Furthermore, the creation of the institution of supreme and paramount ruler for Jos, the Gbong Gwom Jos in 1945, opened more wounds among the Berom and Hausa Fulani on the one hand and between the Berom and the other native ethnic groups (the Naraguta, Afizire and Irigwe) on the other (Ostien, 2006). The notion of whether an individual is an indigene or not brought about elimination of the Hausa Fulani Muslims at all levels, (Alubo, 2006). The strength of indigene ship in the study area is reinforced by its recurrent conflation with religion.

Figure 1. Map of Nigeria with Jos Marked (Federal Republic of Nigeria, 2011)

Figure 2. Plateau State Map (Federal Republic of Nigeria, 2011)

Figure 3. Map of the City of Jos (Plateau State Government, 2011)

3. Research Methodology

3.1 Interview Survey

Structured interview was employed because it gives a sequence of predetermined responses by means of closed ended questions. This is imperative due to the fact that it is only used throughout the maturity evaluation

interviews. This type of interview is also incorporated in this write up. Semi-structured interview was also incorporated because it offers complimentary feedbacks from participants to particular questions. The respondents in this study were also interviewed using this approach· Semi-structured interview is selected as it permits respondents much more suppleness of answer. The respondent is at ease to say anything he wants on the wide topic of the interview with negligible guiding from the investigator. This study also adopts and employs open-ended or un-structured interview because it allows respondents or participants to liberally express and articulate themselves without any restriction or limit. It also allows them to talk about whatever they like on the wide topic of the interview undertaken. This kind of interview was incorporated when interviewing estate surveyors and valuers in their field of professional activities in matters that have to do with residential property value indicators and influence of intangible location attributes on residential segregation in Jos metropolis.

Interviews were conducted with both the occupiers of residential properties and professional estate surveyors and valuers in order to come up with the required data needed to conduct the research. Eight hundred and seventy six respondents were selected among the dwellers of residential accommodations in the study area while ten professional consultants among the estate surveyors and valuers' firms in the study area were as well chosen through stratified random sampling in which each respondent is given equal and independent chance of being selected. Structured, semi-structured and unstructured interview questions were posed to the respondents so as to generate the data required. The interview questions that were posed to the respondents include: why many of the uncompleted and destroyed houses could not be put in place? Why conducting investigation before purchasing or renting residential accommodation? What are the main factors that brought about residential relocation and segregation in the study area? Are there any description and specification given by purchasers or tenants seeking for residential accommodation in the study area? What are the genesis of massive residential mobility and relocation in the metropolis? How frequent does a client when buying or renting residential accommodation seeks for professional advice? and the likes.

In selecting the sample dimension and obtain representative's answers for this study, the size of the sample was based on numerical assessment presumption bearing in mind degree of confidence that is predictable on the research of this kind. The entire statistics of residential properties that pass through the Jos metropolis were estimated from the total residential properties through stratified random sampling. Out of 5000 residential properties from each stratum, 500 representing 10% were selected to form the sample size of the population. Consequently, the study was carried out based on the 1000 respondents. However, only 876 valid responses were retrieved from the respondents. Stratified random sampling was also adopted in order to produce data from the trained estate surveyors and valuers. Out of 30 firms, 10 were selected and 120 questionnaires were administered to them, that is, 12 for each firm. However, only 110 were retrieved back. This is essential to attain a realistic stretch in the location of interviews and questionnaires to be able to obtain a side view of data regarding the implication of intangible location attributes on residential segregation in the study area.

3.2 Thematic Network Analysis

Thematic analysis has to do with analysing data that cannot be measured, quantified, or calculated (Braun & Clark, 2006). It is one of the most widely used methods in analysing qualitative data because of its accuracy and relevance. In this paper, the responses retrieved from interview survey were coded and later analysed through the use of thematic network analysis. In this research, the thematic analysis is more to essentialist or realist method, which reports meanings, the reality and authenticity of the interviewees and participants as well as their experiences on how intangible attributes of location influence and implicate residential segregation in the study area. For this research, a thematic analysis was carried out within the context of critical realist (broadly constructionist) framing, purposefully with the ultimate aim of exploring the facade of truth in narrative presentations of the implication of intangible location attributes on residential segregation in the study area.

According to Braun and Clark (2006), in looking for the best approach and method of analysing qualitative data, thematic network analysis can moreover make out the themes related to a given research question (deductive analysis) or it can categorise themes that are pragmatic across the whole data series (inductive analysis). Inductive thematic analysis is much more relevant in situation where by the investigator observes themes out of a given set of data without having a preconceived knowledge of a meticulous fixed idea of a range of themes that would come out. On the other hand, deductive thematic network analysis is imperative when the researcher wants to analyse an explicit area of the research. This research adopts the deductive thematic network analysis in which a given prior knowledge of the diverse themes that would appear is recorded and the study is also guided by the investigator's peculiar thematic curiosity and aims to analyse a particular part of the data. The stages of thematic network analysis employed in this research could further be illustrated in Figure 4 below.
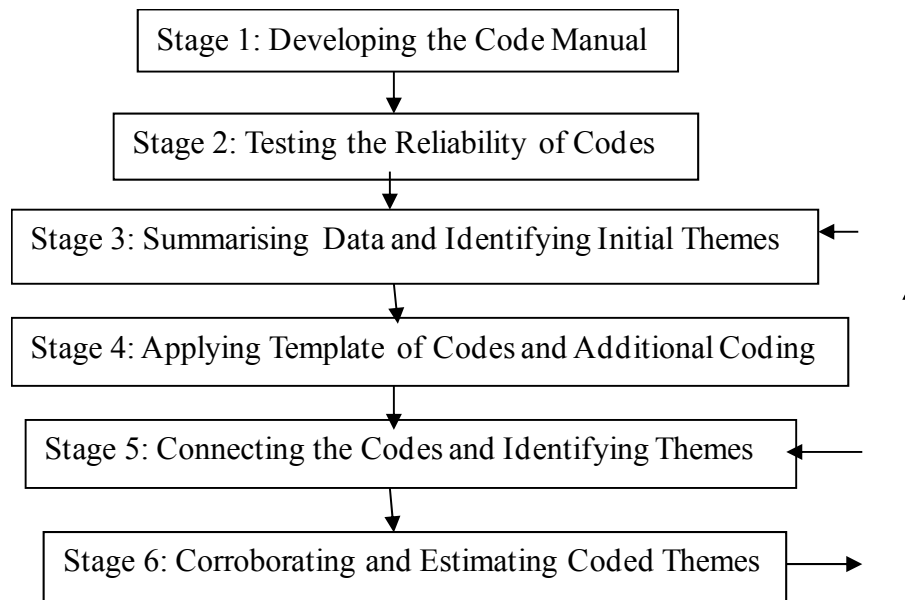
Figure 4. Diagrammatic representation of the Stages Undertaken to code the data (Adopted from Boyatzis, 1998; Crabtree & Miller, 1999)

The complete procedure of the thematic network analysis employed in this research can further be divided into three big steps: (a) the breakdown or reduction of the main text; (b) the discovery, exploration and searching of the text; and (c) the incorporation, combination, integration and mixing of the investigation and exploration. While they all involve interpretation, at each stage a more abstract level of analysis is accomplished as it could be seen in Figure 5 below.

3.3 Structure of Thematic Network Analysis in this Research

The Figure below illustrates the structure of thematic network analysis employed for the purpose of analysing the data collected for this research as stated by Attride-Stirling (2001).
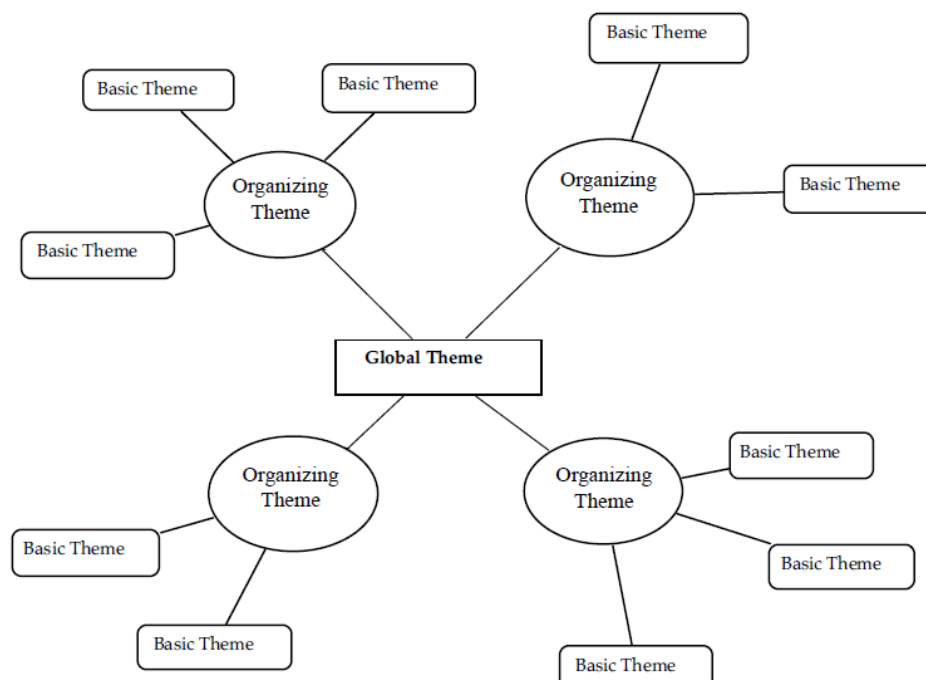

Figure 5. Structure of a thematic network (Attride-Stirling, 2001)

- *Basic Theme*: This is the straightforward grounds attribute of the data and it does not explain in details regarding a text or collective of texts. For a fundamental or basic subject matter or theme to express meaning outside its direct connotation, it requires to be interpreted within the background of other basic themes. The basic themes collectively represent Organising Themes.

- *Organising Theme*: The organising themes further elaborate on the basic themes by highlighting some issues relating to the basic themes. They could be regarded as combination of substance that sum up the primary and main assumptions of a collection of basic themes. This is because they are more intangible and more informative of what is taking place in the texts. In this manner, a cluster of organising themes forms a Global Theme.

- *Global Theme*: They could be seen as cluster and bunch sets of Organising Themes that jointly form an affirmation, or a situation, or an argument about a given topic or truth. They could be regarded as comprehensive or macro themes that sum up and form meaning of group of smaller themes distracted from and empowered by the data. In this way, Global Themes inform a researcher what the texts entirely are about within the framework of a given investigation. They are equally a synopsis of the core themes and an enlightening explanation of the texts.

4. Research Findings

In this section effort was made to explore on the influence and implication of intangible location attributes on the residential pattern in the study area. Issues that were highlighted include: influence of socioeconomic characteristics of the respondents on residential property value, influence of intangible location attributes on up-and-coming land and landed property values in the study area and the final section throw more light on the implication of intangible location attributes on residential segregation, mobility, relocation and displacement in the study area. All these issues were examined in great length in order to help in achieving the ultimate aim, objectives and goal of the research.

4.1 Influence of Socioeconomic Characteristics of the Respondents on Residential Pattern

As it could be seen in the figure below, socioeconomic background of the respondents forms the Global Theme, while ethnicity, religion, regionalism and class, gender and youth form the Organising Theme. The Basic Theme forms the subset of each Organising Theme.
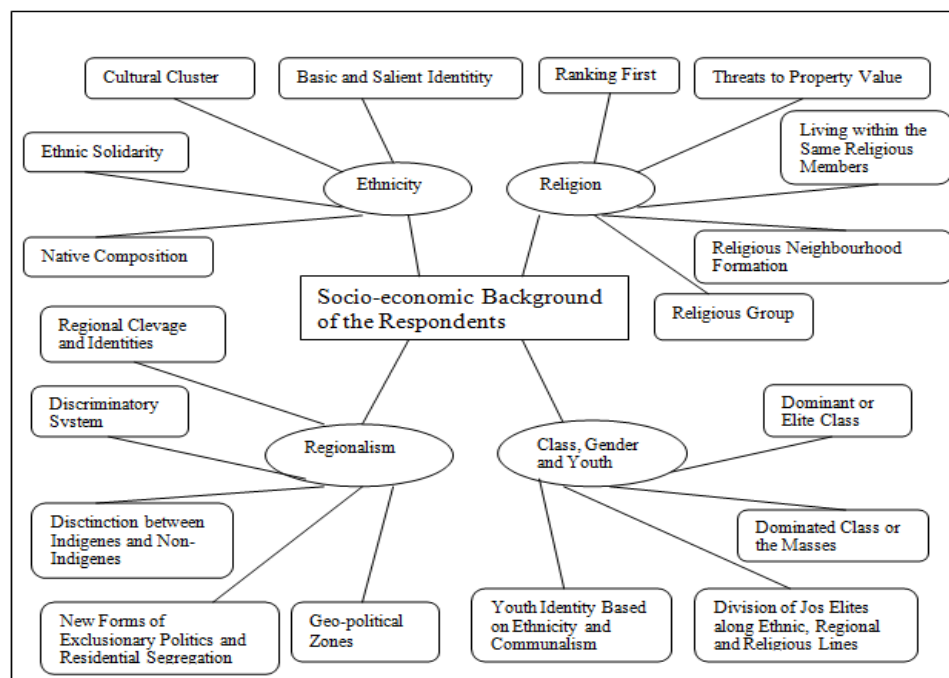

Figure 6. Structure of the Thematic Network Analysis for Influence of Socioeconomic Characteristics of the Respondents on Residential Pattern, (Interview Survey, 2011)

The Figure above illustrates a thematic network analysis on the influence of socio-economic background of the respondents on residential pattern in the study area. Based on the above Figure, it could be concluded that socioeconomic features and attributes of the respondents play a significant role in triggering the ongoing violence in the study area as well as influencing the residential pattern and setting in Jos city.

4.2 Influence of Intangible Location Attributes on Residential Property Value in Jos Town

Figure 7 below highlights on the influence of intangible location attributes on land and landed property values. The thematic network analysis depicts that the Global Theme is indicated by "influence of intangible location attributes on residential property value" while the Organising Themes are represented by "emerging residential pattern, residential segregation and relocation, agitation and yearning of Muslims and Christians, and intangible location attributes and land and landed property market". The Basic themes together form the Oganising Theme as it could be seen in the Figure below.
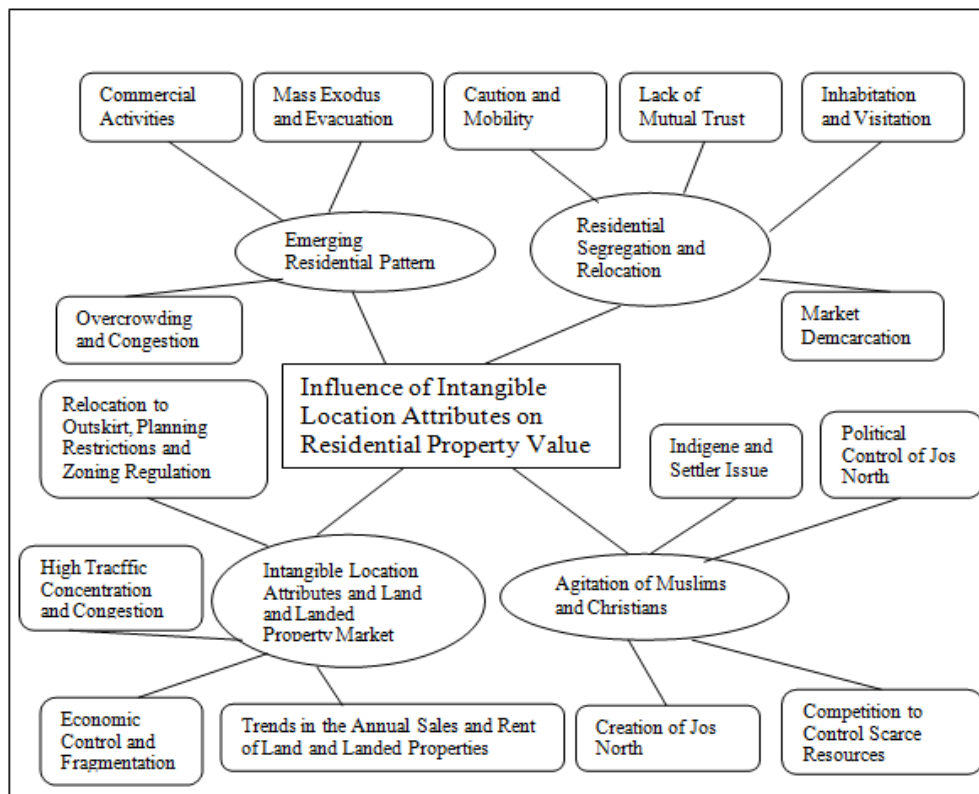

Figure 7. Structure of thematic network analysis depicting the influence of intangible location attributes on residential property value in the study area (Interview Survey, 2011)

The Figure above illustrates how intangible or invisible attributes of location influence the values of residential properties in the study area. The Figure presents the thematic network analysis of the influence of this phenomenon on the values of residential properties. The themes were coded and each one was analysed based on the interview survey conducted with the respondents which include the occupiers of residential properties and professional estate surveyors and valuers. The main themes that were explored include: residential segregation and relocation, market demarcation, emerging residential pattern, intangible location attribute and land and landed property market (that is, overcrowding and congestion, relocation to outskirt or suburb of the metropolis, zoning and planning restriction, high traffic concentration and congestion) and agitation, concern, yearning and needs of the both Muslims and Christians of Jos (Dung-Gwom & Rikko, 2009).

4.3 Implication of Intangible Location Attributes on Residential Pattern in Jos Metropolis

This section was meant to achieve overall target and goal of the research. The research objective that this section is targeted to achieve is: to determine whether intangible location attributes influence the values of residential properties in the study area. In the same vein, the research question which this section is meant to answer is: to

what extent do the intangible location attributes influence residential segregation, relocation and mobility in the study area. Details on how each research objective and question are achieved and answered respectively could be found in the explanation beneath Figure 8 below.
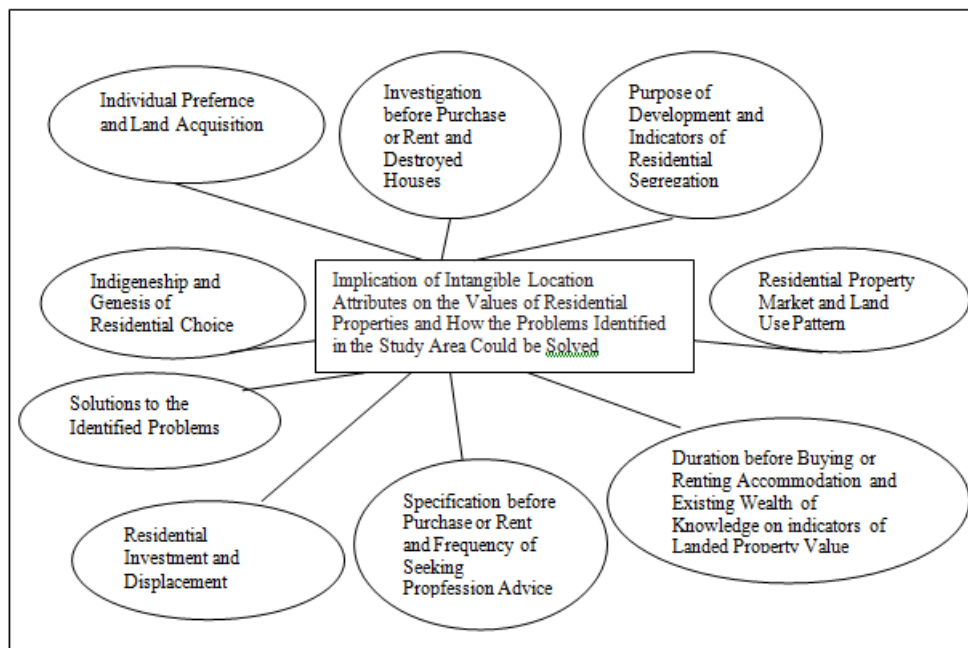

Figure 8. Structure of thematic analysis on the implication of intangible location attributes on the values of residential properties (Interview Survey, 2011)

Each of the themes coded in Figure 8 above was subjected to critical analysis through the employment of thematic network analysis. This is imperative in order to uncover the implication of intangible location attributes on residential pattern and setting in Jos metropolis. The responses gotten from the interviewees were analysed and interpreted below with the ultimate aim of achieving the stated and overall objectives of the research.

4.3.1 Conducting Investigation before Purchasing or Renting Residential Accommodation

The interviewees were asked to give their opinion regarding conducting thorough research and investigation prior to buying or renting land and landed properties in the study area. They unanimously disclosed that conducting thorough inquiry leads someone to have peace of mind after knowing the fact that the area is safe for habitation. According to one respondent interviewed, searching for residential accommodation in the study area is based on the certainty an individual has in mind that the neighbourhood is not witnessing any sectarian violence and civil unrest. One of the interviewees even went ahead and revealed that he could not take accommodation of his wish in any neighnourhood in Jos no matter how magnificent and splendid the building structure is without having assurance that the area is violent free. It was also revealed by one of the professional estate surveyors and valuers that the first criteria given by the residents of Jos whenever they approach him regarding buying or renting residential property is to make sure that thorough investigation, inquiry, and research were conducted by the professionals before choosing accommodation for them.

From the above response gotten from the interviewees, it could be seen that people are more concern with their safety. The findings also uphold the response gotten from the questionnaire survey in which the respondents confess that thorough investigation is the first point of concern when buying or renting residential accommodation. This allow the research to conclude that unlike in other areas where tangible or visible attributes of location are the major indicators of land and landed property value, the scenario in the study area is more to intangible aspects of location. The hypothesis which stated that: there is no relationship between intangible location attributes and residential property value in the study area is, therefore, rejected based on the above findings.

4.3.2 Uncompleted, Dilapidated, Burnt and Destroyed Houses

In this aspect, the participants were interviewed to give their opinion on why many of the uncompleted and destroyed houses could not be put in place. Similar answers were gotten and could be summed up to be the fact that the main reason is nothing but rather the fear and uncertainty of whether their land and landed property could be razed or destroyed again. According to one respondent interviewed, the main point of concern which prevents him from rebuilding his ruined structure is nothing but the fear and psychological panic that is in his mind of having his building structure been destroying again by perpetrators of the crisis. As for the uncompleted structures, same reasons were also postulated by the interviewees as among the hindrance that discouraged them from completing their residential accommodations as disclosed by one of them. Despite the fact that some interviewees revealed that lack of finance is the reason for not completing their development, but they, however, made mentioned that even if they have the finance, they prefer selling their houses and buy another one in areas that are free from violence.

Observation reveals that in Jos metropolis uptil now, many houses are still in their dilapidated and destroyed state. In some places like Bukuru, Unguwan Rogo and so on, even the uncompleted houses were destroyed. In an interview conducted with the professional firms, they asserted that many of the houses that they were managing as rented houses and those that are ready to be sold could not be renovated because buyers and tenants are not interested in owning or renting accommodation in such areas due to the frequent clashes between Muslims and Christians. The participants indicated concern that due to their experiences with the violent conflicts, many more houses would be abandoned and nobody would like to stay in such area as their life and properties are in danger.

From the above findings, it could be deduced that the response gotten from the interviewees on the part of the residents indicated that dilapidated and destroyed houses in the study area could not be renovated and enhanced due to the ongoing crises that are emanating from the study area. Unlike in other areas where obstacles like, building codes, sub-division regulations, planning restrictions, plot size and zoning regulations are the main reasons for not completing development or renovation, in the study area people are scared to continue with their development or renovation because they know it from the bottom of their heart that in a situation of chaos, their houses could be a target of attack by the people of different faith. The findings of this thematic analysis are in line with the findings of Muhammad (2007) in which he concluded that the main reason that discouraged the people of Jos from completing or renovating their houses is nothing but insecurity.

4.3.3 Indicators of Residential Segregation in the Study Area

The interviewees were asked to give some clarifications regarding the main factors that brought about residential relocation and segregation in the study area. Some of the participants confessed that the city of Jos was divided into two distinct cities based on religious, ethnic, native, cultural and indigene line. The participants argue that for a Muslim, only area that is inhabited by Muslims is considered conducive and appropriate for him to dwell and live there. According to one Muslim interviewed who narrowly escaped death due to his habitation in predominantly Christian area, the neighbourhood most considered safe for him is where his religious, ethnic, cultural, native and indigene kinsmen are in the majority. Same also goes to a Christian where only neighbourhoods that are occupied by Christians are preferable to him.

As disclosed by two Christian respondents, they are ready to give all their income in order to secure an accommodation in Christian neighbourhoods due to their bitter experience during their stay in predominantly Muslim areas. The interviewees revealed that culture, ethnicity, native inclination, indigene ship and so on emanate in most cases from religion. As opposed to what has been documented by previous researchers where they concluded that tangible attributes of location determine the rate of residential relocation and segregation, the findings of this study therefore extend the frontier of knowledge by adding other intangible attributes of location as indicators of residential mobility, segregation and relocation.

In an interview held with professional estate surveyors and valuers regarding the rate of change of ownership of land and landed properties in the study area, they disclosed that the number of people that come to them for issues relating to deed of assignment has tremendously increased from 2001 to date. They further stated that they were always requested to value land and landed property for sale purpose due to the rate of segregation, relocation and mobility that have been witnessed in the study area. Looking at the above analysis, it could be agreed that the rate of residential segregation, mobility and relocation has persistently increased in the study area. This greatly affect land and landed property market as people in most cases only arrived at the value of their residential accommodation through force sale value whenever they want to sale their land or residential accommodation.

4.3.4 Duration of Time before Purchasing or Renting Residential Accommodation

The interviewees among the respondents were asked to shade more light regarding the time taken before purchasing or renting residential accommodation. Two opinions were gotten from the participants. One group argues that, the time taken when purchasing residential accommodation is not much. For example one of the respondents who hold this opinion stated that he purchased his present residential accommodation within a short possible time because he has the means for that and the area is calm and free from any sort of violence as compare to the neighbourhood he was living before.

He further stated that the reason why the time is not all that long is because his neighbourhood is free from violence. The other group who disclosed that the time taken before purchasing residential accommodation is too cumbersome stated that their areas are prone to violent conflicts which discourage people from owning land and landed properties in such areas. As stated by one interviewee who has this experience, the main factor that brought about this scenario is due to the intangible location attributes which greatly influence people's option, alternative and preference of where to reside and where not to reside. From the forgoing, it could be established that buying or renting land and landed properties takes shorter period of time in areas that are not prone and volatile to sectarian violence and civil unrest. However, it takes longer period of time to purchase or rent residential accommodation in areas that are volatile and prone to sectarian violence and civil unrest.

4.3.5 Specifications given by a Purchaser or Tenant Seeking for Residential Accommodation

An interview was conducted with the professional estate surveyors and valuers regarding the description and specification given by purchasers or tenants seeking for residential accommodation in the study area. The answers and responses gotten could be classified into two broad categories. One group of the interviewees reveal that the main specification given to them by the vendors when searching for rental or sales accommodation are nothing but the tangible attributes of location which include: accessibility, transportation, closeness to central business district, parcel size, components or elements that form part of the building, ancillary facilities, utilities and services that are within and around the neighbourhood, closeness to place of work or worship, closeness to market place, hospital, schools, medical health care and so on. The interviewee, however, disclosed that when they search for those neighbourhood attributes given by their clients, they realised that all such areas are classified as violent prone areas. As disclosed by one professional consultant, the tangible attributes of location are preferred by clients who already realised that the neighbourhood they choose fall within the safe zones where their life and property is safe.

The other group of the interviewees confessed that the main specification and description normally given by their clients when seeking for residential accommodations in the study areas could be summed up as follows: safe zone areas, crime free areas, violent free areas, areas with high security, dwellers of neighbourhoods that are having same religious belief with the clients, areas that have same native, cultural, ethnic, socioeconomic background and indigene background with the client. When the interviewees located such areas, they realised that their clients attached high value to those intangible attributes of location because of fear of outbreak of sectarian violence and civil unrest in the study area. The interviewees who made this claim as revealed by one of them further asserted that, it takes them longer period of time to locate such residential properties because of high and intense demand on the part of the clients. Locating residential accommodations that comprise the tangible attributes of location is not a big deal compare to residential accommodations that are having the intangible attributes of location.

The findings of this aspect of research are not compatible with the hypothesis postulated in the process of conducting this research. It could be established through the finding of this research that indicators of residential property value could be categorised into two broad categories. Intangible attributes of location command value in areas that are classified as violent prone areas while tangible or visible attributes of location are the order of the day in terms of ascribing value to areas that are grouped as violent free areas.

4.3.6 Frequency of Seeking Professional Advice by Clients when Buying or Renting Residential Accommodation

The interviewees among the professional estate surveyors and valuers were sought to shade more light on how often does client comes seeking for their professional advice on issues relating to purchasing or renting residential accommodations. The interviewees as revealed by one of them gave a detailed account about this issue but could be summarised in such a way that only the main issues would be highlighted. They stated as noted by one of them that, in the past, before the crisis started, clients troop into their consultancy firms seeking for professional advice on issues relating to purchase, letting, estate agency, property management, feasibility and viability appraisals, project development and finance, valuation, property rating, change of ownership, deed

of assignment and so on. However, all of a sudden, after the culmination of the sectarian violence, conflict, crisis and civil unrest, they noticed a drastic fall and reduction in the number of clients that seek for their professional advice.

When the interviewees were asked regarding the reason for the low turnout on the part of the client, they disclosed that this could be partly because of the incessant crises that have been persisting in the study area as many people were displaced and eventually moved out of the metropolis in order to look for a safe accommodation outside the metropolis. Two of the interviewees further lamented that, it could be as a result of the client's awareness of where to dwell and where not to reside because of their in-depth knowledge regarding the areas that could be classified as safe zones. The interviewees as narrated by one of them, however, stated in clear terms that clients have been coming to their consultancy firms on issues relating to deed of assignment. They went ahead and reveal that this is because of the frequency of changing hands of residential properties in the study area. People sale their land and landed properties in order to secure an accommodation in safe zone areas and before doing that they have to prepare a deed of assignment.

A critical look at the above findings uncovered that due to the frequent crisis that is being going on in the metropolis; many people were displaced and eventually moved out of the metropolis. It has also been documented through the findings of this research that people frequently sale their land and landed properties through preparing deed of assignment in order to relocate and migrate to areas that they feel are safer for their habitation. Due to the awareness of the people regarding the security implication in the study area, they prefer searching for safe accommodation and disregarding the professional advice of the professional estate surveyors and valuers in this important aspect of their professional competence and activities.

4.3.7 Indigene Ship and Residential Relocation in Jos Metropolis

According to the interview held with the respondents among the occupiers of residential properties, in the forefront, the genesis of this mobility and relocation which culminated in dividing the metropolis into two distinct cities could be traced to issues relating to who is an indigene and settler. The interviewees stated that Muslims constitute more than sixty percents of the inhabitants of Jos metropolis. According to two interviewees who participated in the interview session, the city of Jos is a residence to numerous tribal groups, which could be classified into two large groups, that is, those who look at themselves as bonafide citizens, original residents or indigenes of the vicinity. Among them to mention but a few, are the Birom, the Afizere and the Anaguta. The other groups are those who are considered and classified as non-indigenes or settlers, comprised in large piece of Hausa and Fulani Muslims (the most predominant cultural group in northern part of Nigeria). However, there are also people from southern part of Nigeria living in Jos like Yorubas, Igbos, and additional tribal groups. According to the respondents interviewed, quite a lot of the inhabitants of Jos, especially the Hausa and Fulani Muslims, have been existing in the area for almost two centuries. The massive residential mobility, relocation and segregation as revealed by one interviewee could be attributed to indigene inclination of the inhabitants of the metropolis. Based on indigene background of the respondents, people prefer to live in an area that is predominantly occupied by their indigene kinsmen.

The interviewees also disclosed that neither the so-called natives nor the settlers are colossal in religious terms, but Christianity seems to be the dominant religion among the natives of Jos, while Islam is the dominant religion among the Hausa and Fulani Muslims. According to the interviewees among the respondents, the sprain between indigenes and non-indigenes has been most noticeable in the study area in the struggle for political office which ultimately culminates into more residential mobility. Based on the above findings, it can be documented that among the reason that brought about this massive relocation and mobility is the issue of who is an indigene and who is a settler. It has also been established that issue of indigene is one of the factors that trigger off the violence which eventually lead to more residential relocation and mobility. People feel at ease while staying in the midst of their fellow indigene countrymen. The research finding therefore reject the hypothesis postulated which states that there is no relationship between intangible location attributes and residential property value in the study area.

4.3.8 Genesis of Massive Residential Mobility and Relocation in the Metropolis

An interview was held with the respondents on the root cause of this drastic movement of Christians from Jos north to Jos south and massive migration of Muslims from Jos south to Jos north. The interviewees gave well and convincing explanation on how this movement of Muslims from Jos south and Christians from Jos north started. Their responses could be summarised based on the main point they highlighted during the conduct of the interview. According to one interviewee who further asserted that, unlike in other regions of Nigeria, which have witnessed sectarian violence and civil unrest with disastrous regularity, Jos the study area, until September 2001,

had always been seen as a nonviolent city. He further lamented that according to many Nigerians, the Jos, Plateau State slogan of Home of Peace and Tourism was more than an unfilled motto. As revealed by one of the interviewees, the genesis of this massive residential mobility and relocation could be traced to the time when sectarian violence and civil unrest emanated in the metropolis.

The participants disclosed that, many communities running away from violence in their own towns had wanted security and protection in Jos; some had even established themselves there. The interviewees believe that this frequent entrance of people from adjoining states may have culminated in affecting the residential pattern and serenity of Jos. The number of people coming to Jos as a result of clashes in Kaduna, Bauchi, Adamawa, Kano Taraba, and Nasarawa states may have accidentally pave way to creating a feeling of fear among residents of Jos by testifying to the carnage they had left behind in their states, some of which were still ongoing. Population increase of the inhabitants of Jos, in particular, also created an increase in economic struggle, leading in twist to the shortage of some commodities and increase in prices of some goods. Resources became long-drawn-out, and tensions began to mount. All these factors culminated in inserting fear in the midst of the inhabitants of Jos and direct people of where they should reside.

From the aforementioned findings, it can be concluded that the root cause of this mass movement and relocation of people is because of the arrival of diverse people from different part of the country who have experienced and witnessed hostility of this nature and finally carried with them all such of mayhem. It has also been documented that population increase in the study area also led to the present residential relocation. The findings of this research therefore uphold the conclusion made by Dung-Gwom and Rikko (2009) where they discovered that influx of people and competition on scarce resources are among the genesis of residential mobility and relocation in Jos metropolis.

5. Conclusion and Recommendations

It can be established through the findings of this research that intangible location attributes impacted negatively on the residential pattern of Jos metropolis. The phenomena lead to massive residential segregation, displacement, isolation and mobility among the residents of the city who were formerly living together in a harmonious manner. The nature of land and landed property investment was severely affected as a result of the intangible location attributes. Unless these problems are taking as challenges, there would be no lasting solution regarding the ongoing residential mobility, segregation, movement, change of ownership and new trends and variations in the sales and rental values of land and landed properties in the study area.

There is a strong need on the part of individuals, nongovernmental organisations, syndicates as well as local, state and federal government to put their head together in order to have a long lasting solution to this boiling and contending issue. If this could be done, then there would be peace in the study area and people would continue to live in harmonious manner with one another irrespective of their cultural background, religious inclination, ethnic background, native inclination or indigene ship. Residential investment would eventually be enhanced in the study area.

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