

## Assessment of the Impact of Urban Renewal Programme on The Livelihood Systems in Kaduna State, Nigeria

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### ABSTRACT

This study assessed the impact of the Kaduna State Urban Renewal Programme on the livelihood systems of people. A convenience sampling method was used to administer the structured questionnaire in the three (3) areas currently undergoing this renewal programme. Both Descriptive statistics were used to analyse and summarise the data. Base on a weighted average of 3.019, the results from the data analysis, reports that majority of the respondents appeared to be aware of the Urban Renewal Programme in the Kaduna, Jema'a and Zaria Local Government Areas of Kaduna State probably as a result of the presences of much physical transformation under took by the government such as roads dualization/ construction, infrastructural rehabilitation/ renovations, constructions of fly overs and bridges, street lightening, city beautification and aesthetics. They are aware of the government's compensation plan, administrative planning, and adequate logistics planning, which may be a result of the government's demonstrated readiness. These respondents also have a high perception of the positive impact of the KURP on the education and economy of the inhabitants of these Metropolitan areas, since the dualization/or road expansions and construction are catalysts for reducing travel time, while market modernization and development of shopping malls will boost local economies. The research confirms that urban renewal activities in Kaduna State, while essential for urban development, have significant environmental and social repercussions. These changes adversely affect the livelihood systems of vulnerable populations, leading to socio-economic dislocation and diminished quality of life.

### ARTICLE HISTORY

Submitted 12 October 2025  
Accepted 18 December 2025  
Published 17 December 2025

### GUEST EDITOR

A. M. Ahmed

### KEYWORDS

Urban Renewal; livelihood;  
Kaduna Metropolis; Zaria;  
Kafanchan

## 1 Introduction

Several cities around the globe have been subjected to urban renewal, a swift expansion of the geographical extent of the towns, as well as remodification of existing facilities (Xu & Akita, 2021). Livelihood comprises the capabilities, assets (stores, resources, and claims), and activities required for a means of living (United Nations Development Programme (UNDP), 2022). A livelihood is sustainable when it can cope with and recover from stress and shocks, maintain or enhance its capabilities and assets, and provide sustainable means of income that can carter for the future generations and which contributes net benefits to other livelihoods at the local and global levels, the most complex is the portfolio of assets out of which people construct their means of sustenance, both physical resources such as shops, building and non-physical such as bonds, capital and shares. Livelihood sustainability has to include the ability to avoid, or more usually to withstand and recover from, such stresses and shocks (Nikuze et al., 2019).

An important dimension of livelihood systems is the vulnerability context, which includes trends (e.g., population growth, climate change), shocks (e.g., natural disasters, economic crises), and seasonal fluctuations (e.g., rainfall patterns, harvest times). These factors affect

people's access to assets and influence how they adapt or cope (Gebre, 2014). Livelihood diversification, engaging in multiple income-generating activities, is one common adaptive strategy that enhances resilience in uncertain environments (Ejigu & Abraha, 2018). Similarly, adaptive capacity is increasingly seen as crucial in the context of climate change, where sustainable and climate-resilient livelihoods are essential. Furthermore, traditional frameworks sometimes present a static view of livelihoods, whereas in reality, they are dynamic, continuously evolving in response to external pressures and opportunities (United States Agency for International Development [USAID], 2018).

Urbanization profoundly influences these livelihood systems by transforming access to resources and opportunities. Rapid city growth often results in the proliferation of informal settlements, where residents rely heavily on informal economic activities such as street vending, small-scale trading, casual labour, and domestic work (Murray, 2001). These livelihoods are typically vulnerable to external shocks such as economic downturns, policy changes, or displacement, and are often marginalized within broader urban development agendas. Conversely, urban renewal initiatives aimed at upgrading infrastructure, beautifying neighborhoods, or attracting

investment can generate new economic opportunities through improved transportation networks, commercial. Such projects have the potential to enhance residents' social well-being by providing better sanitation, healthcare, education, and recreational spaces, thereby fostering social cohesion and community participation (Frankenberger & McCaston, 1998).

However, the impacts of urban renewal are often heterogeneous and sometimes detrimental. While some neighborhoods experience economic revitalization, others face displacement, leading to the erosion of longstanding livelihoods and social networks. Gentrification frequently results in increased property values and living costs, which can displace low-income residents and informal workers, disrupting their economic activities and community ties (Smith et al., 2010). Such displacement can cause long-term socio-economic marginalization, especially when affordable housing and support for informal economies are not integrated into redevelopment plans. Furthermore, benefits from urban renewal are unevenly distributed, often favouring wealthier populations while marginalized communities bear the brunt of negative consequences, thus deepening existing inequalities and social fragmentation.

Livelihood systems are central to urban sustainability and social justice. While urban renewal projects offer opportunities for economic revitalization, infrastructure improvements, and social enhancement, they also pose significant risks of displacement, marginalization, and inequality (Xu & Akita, 2021). Hence, while suggesting ways to ameliorate the effect, Nikuze et al. (2019) instead

prioritize a holistic, inclusive approach grounded in community participation, support for informal economies, and social safeguards, which is vital for ensuring that urban development benefits all residents equitably. Recognizing the diversity of livelihoods and fostering resilience at the community level are essential steps toward creating inclusive, sustainable cities in an era of rapid urban transformation. A conceptual understanding of livelihood systems reveals a multifaceted, dynamic process by which people navigate complex environments to sustain their lives.

## 2 Materials and methods

### 2.1 Study area

The study areas all lie within Kaduna State, and the state is located between Latitude  $10^{\circ} 51' N$  to  $11^{\circ} 24' N$  of the equator and Longitude  $7^{\circ} 24' E$  to  $7^{\circ} 35' E$  of the Greenwich meridian. Jema'a Local Government Area lies in the southern part, and Kaduna Metropolis is in the central part of Kaduna, while the Zaria Local Government Area is located within the northern part of Kaduna State (Figure 1).

Kaduna State, located in the northern part of Nigeria, has a diverse climate, influenced by its geographical location, topography, and the general atmospheric circulation patterns. The climate of Kaduna State can be classified as a tropical savanna climate, characterised by distinct wet and dry seasons. Based on Koppen's climatic classification, the study area falls under the *Aw*.

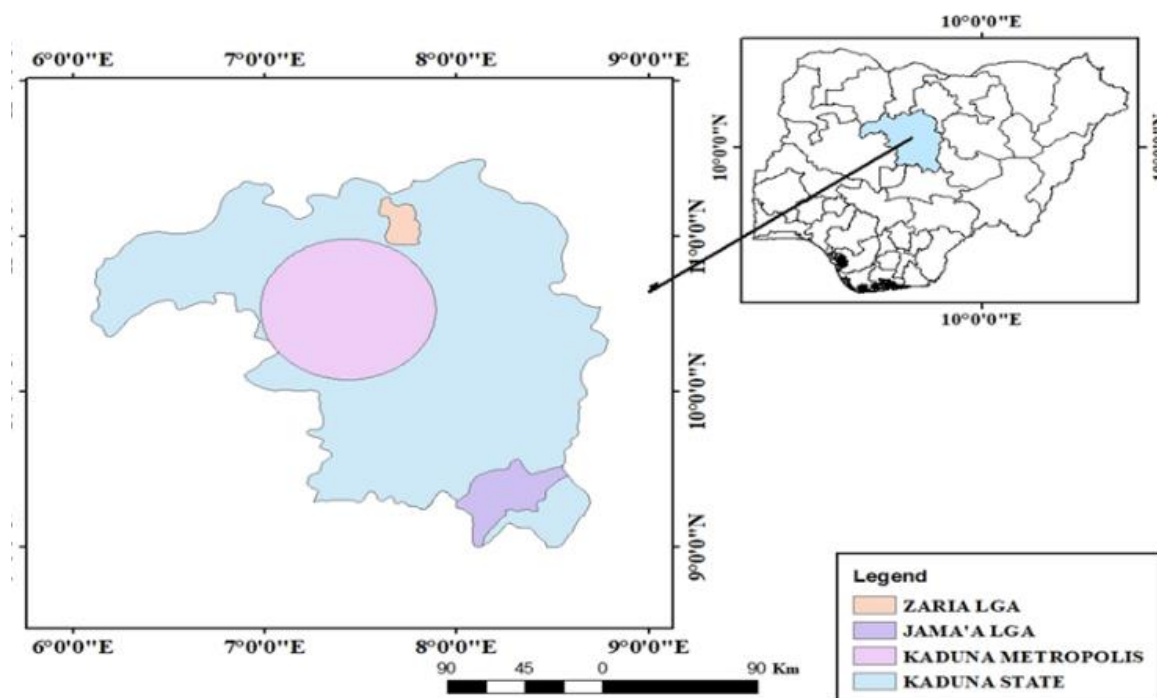


Figure 1. Kaduna Metropolis, Jema'a and Zaria Local Government Areas (Study Area)

Kaduna has experienced rapid urban growth, expanding over the years and attracting migrants to the study area (Saleh, 2015). Kaduna State has many migrants from different parts of the country, mainly from the northern part of Nigeria. It is an urban setting with many industries, government parastatals and agencies, schools, medical facilities, and small and medium enterprises. The population consists of civil servants, traders, artisans, Students, and farmers. Small-scale industries such as bakeries, oil mills, pure-water factories, and block industries can be found in many places within the metropolis.

The Study area, situated in the Guinea savannah zone, is subject to anthropogenic disturbance, primarily due to the clearance of trees for firewood, cultivation, construction activities, and urbanization, as indicated by the vegetation. Animal grazing is widespread in the area, and the notorious seasonal bush burning for hunting and land clearing for farming affects the vegetation of the area. Kaduna State, situated in the northern region of Nigeria, possesses a variety of soils due to its complex geological history, climatic conditions, and anthropogenic activities.

## 2.2 Data Sources and Pre-processing

Socioeconomic surveys using a structured questionnaire were conducted to understand the socioeconomic impacts of urban renewal on residents' livelihoods.

**Table 1. Types, Sources, and Uses of Data**

Method Type	Data Collected	Tools/Source
Socioeconomic Surveys	Household demographics, livelihoods, perceptions	Structured questionnaires, interviews

## 2.3 Sample Size and Sampling Techniques

According to Herbert (2015), the population projection for Jema'a local government with its twelve (12) wards, Asso, Atuku, Barde, Gidan Waya, Godo-Godo, Jagindi, Jema'a A, Jema'a B, kagoma, Kaninkon, Maigizo, Takau has a total population of about 473,679, Kaduna Metropolis has a population of 1,904,303 covering the whole Kaduna north and its twelve (12) wards, the entire Kaduna South and its thirteen (13) wards, some parts of Igabi local government area covering Igabi, Rigachikun, Rigasa and Afaka wards, and some part of Chikun local government area covering Chikun, Narayi, Nasarawa, Sabon Gari, and Sabon Tasha wards, while Zaria with its thirteen wards (13), Dutsen Abba, Dambo, Gyellesu, Kaura, Kufena, Kwarbai A, Kwarbai B, Limancin Kona, Tukur -Tukur, Tudun Wada, Unguwan Fatika, Unguwan

Juma, Wuciciri has a total population of 692, 959, amounting to a total of 4,625,266 people in the three (3) study areas, since all the three (3) study areas have a population of more than 100,000 people, the choice of 400 respondent were conveniently selected for the purpose of this research in accordance with Bixley (1965).

## 2.4 Data collection

The research study employs a comprehensive socioeconomic survey and a key informant survey. This approach enables a detailed analysis of livelihood impacts associated with the Kaduna State urban renewal project spanning from 2000 to 2023.

The sampling strategy involves convenience sampling within various wards or communities to ensure representativeness. These surveys gather information on household demographics, livelihood systems, and perceptions of urban renewal impacts. Data on employment, income levels, health, and education are also collected to assess social and economic impacts, which are then analyzed using descriptive statistics. The survey instrument was subjected to a reliability test, and the result of the Cronbach's alpha reliability coefficient of 0.8 indicates the suitability of the questionnaire.

## 2.5 Data analysis

The research employs descriptive statistics for the analysis of the results, and bar charts, pie charts, and line graphs were used for this purpose. The weighted mean was computed by summing the total of all the averages and dividing by the number.

$$\text{Weighted Mean} = \frac{\text{Sum of the mean individual variable}}{N}$$

Where N = Total number of variables.

# 3 Results

## 3.1 Socio-Demographic and Economic Characteristics of Respondents

Table 2 depicts the distribution of ages among the respondents; those respondents who are less than Twenty (20) years of age were 18.03 percent of the total respondents. Respondents of the age brackets of Twenty-One to Forty years (21 – 40) years of age were the highest, with a percentage representation of 44.26 percent. This can be primarily attributed to the fact that people in this age group are the most active participants in online surveys. The second group of respondents is those of the age brackets forty-one to sixty (41 – 60); this group had a percentage representation of 26.69 of the respondents. The last group, those who are above Sixty (60) years of age, this group represents 10.02 percent.

**Table 2: The Impact of Urban Renewal on the Livelihoods from the Year 2000 to 2023**

<b>Location of the Respondent</b>	<b>Frequency</b>	<b>Percentage</b>
Kaduna Metropolis	594	54.1
Jema'a	217	19.76
Zaria	287	26.14
<b>Age of Respondents</b>		
< 20 yrs	198	18.03
21 – 40yrs	486	44.26
41 - 60 yrs	304	27.69
> 61	110	10.02
<b>Gender</b>		
Male	894	81.42
Female	204	18.58
<b>Marital Status</b>		
Single	409	37.25
Married	624	56.83
Divorced	16	1.46
Widowed	49	4.46
<b>Level of Education</b>		
No formal Education	NIL	NIL
Primary School	141	12.84
Secondary School	343	31.24
Tertiary education	614	55.92
<b>Employment Status</b>		
Civil Servant	634	57.74
Business	109	9.93
Student	284	25.87
Others	71	6.47
<b>Average Monthly Income</b>		
< 50,000	94	8.56
51,000 – 100,000	286	26.05
101,000 – 150,000	418	38.07
>150,000	300	27.32

Similarly, it presents the gender distribution of the respondents across the three metropolitan areas. The male dominated the survey with a percentage of about 81.42, while the Female accounts for 18.58 percent. This is partly due to the men's exposure to and dominance in the use of modern technologies, including phones and computers.

More so, the table presents the distribution of the

marital status of the respondents and the married accounts for the highest of these respondents with a percentage representation of 56.83, the singles precede it, they represent a percentage of 37.25, the widowed group are the third group and this group have a percentage representation of 4.46 while the divorced are the last in the category of the marital status which represent a percentage of 1.46 of the respondents.

It also depicts the educational level of the respondents across the Three (3) study area, those respondents that have attained the tertiary level of education are the first in this category represents 55.92 percent of the respondents, this could be associated with the fact that all the three (3) study areas are citadels of learning with lots of tertiary institution which made it easier for the residents to excel and progress towards greater achievement in their educational endeavours. Those respondents with secondary school level are the second, with a percentage representation of 31.24 of the respondents. Respondents with only primary school as their level of education are the third, representing 12.84 percent, while none of the respondents had no formal education.

On the respondent's employment status, most of the respondents were Civil Servants, which represents the highest percentage of 57.74 of the respondents, since these Metropolitan areas are educational centres with a lot of institutions and affiliates, government ministries, private and non-governmental organizations there is no doubt however as to why most of these respondents are civil servants. The students were the second on the list, representing 25.87 percent, while business owners account for 9.9 percent of the respondents; these are mostly businesses that exist in one form or the other in order to provide for the needs of the teaming number of Civil Servants and students. The last on the employment status were the others, these are people that are into very menial jobs such as brick layers, drivers, motor park workers, and their likes, this group represents only 6.47 percent of the total.

Finally, on the average monthly income of the respondents, the first category of the monthly earners is those who earn between One Hundred and One Thousand to One Hundred and Fifty Thousand Naira (101,000 – 150,000), with a percentage of 38.07. Second on the distribution of respondents by average monthly income are those that earn above One Hundred and Fifty thousand (>150,000) Naira, 27.32 percent of the respondents represents this group, while the third group is made up of those respondents that earn between Fifty-one to One Hundred Thousand (51,000 to 100,000) Naira per month representing 26.05 percent of the respondents, this distribution could be associated the reason that most of the respondents of this survey were civil servants.



### 3.2 Perception of residents on Kaduna Urban Renewal Programme

Table 3 revealed that majority of the respondents appeared to be aware of the Urban Renewal Programme in the Kaduna, Jema'a and Zaria Local Government Areas of Kaduna State probably as a result of the presences of much physical transformation under took by the government such as roads dualization/ construction, infrastructural rehabilitation/ renovations, constructions of fly overs and bridges, street lightening, city beautification and aesthetics. They are aware of the government's compensation plan, administrative planning, and adequate logistics planning, which may likely be a result of the government's demonstration of readiness. These respondents also have a high perception of the positive impact of the KURP on the education and economy of the inhabitants of these Metropolitan areas since the dualization/or road expansions and construction are catalyst to reducing travel time travel while market modernization and development of shopping malls will boost local economies.

On the contrary, majority of the participants of the survey had low perception on the negative impact of the KURP on the education, economy, health and psychology of the inhabitants this implies that the participants are optimistic that the KURP will invariably ameliorate education, economy as well as the health and psychology of the inhabitant of the Metropolitan areas of Kaduna State, this finding is similar to the findings of Yang et al. (2022) on Community participation strategy for sustainable urban regeneration in Xiamen, China and that of Sanmi et al. (2021) in their studies on the appraisal of Urban Renewal in Ekiti State, Nigeria. Overall, the data suggest that while there is a positive perception of the Urban Renewal Project's impact, particularly on education and the economy, there are also adverse effects, particularly on health and psychology.

**Table 3: People's Perception of the Kaduna State Urban Renewal Programme**

Question	1(%)	2(%)	3(%)	4(%)	5(%)	Mean	Standard Dev.	Decision
Your awareness of the Urban Renewal in Kaduna	123(11.2)	67(6.1)	330(30.1)	267(24.3)	311(28.3)	3.52	1.269	High Perception
Your perception of compensation, administrative planning, and logistics towards the urban renewal project	90(8.2)	201(18.3)	444(40.4)	212(19.3)	151(13.8)	3.12	1.114	High Perception
The positive impact of the urban renewal project on the education of the inhabitants	68(6.2)	150(13.7)	381(34.7)	279(25.4)	220(20.0)	3.39	1.134	High Perception
The negative impact of urban renewal projects on the education of the inhabitants	289(26.3)	327(29.8)	263(24.0)	152(13.8)	67(6.1)	2.44	1.190	Low Perception
The negative impact on the health and psychology of the people	200(18.2)	294(26.8)	359(32.7)	160(14.6)	85(7.7)	2.67	1.159	Low Perception
The positive impact on the economy	44(4.0)	165(15.0)	364(33.2)	324(29.5)	201(18.3)	3.43	1.074	High Perception
The negative impact of urban renewal on the economy	200(18.2)	358(32.6)	358(32.6)	89(8.1)	93(8.5)	2.56	1.132	Low Perception

Note: N = 1098, 5 = Strongly Agreed; 4 = Agreed; 3 = Undecided; 2 = Disagreed; 1 = Strongly Disagreed; Disagreed Decision = Weighted Average = 3.019

Figure 2 illustrates the physical infrastructure evident in the Kaduna State Urban Renewal Project. Overall, the result of the survey, illustrates that road constructions and/ dualization and fly overs with seven hundred and forty- three (743) of the respondents amounting to 67.7 percent as the most evident physical infrastructure the government has embarked upon as a component of the Urban Renewal Project in Kaduna State, in comparison to vegetation planting and greening with thirty-four (34) respondents equivalent to 3.1 percent which forms the least of the physical project.

In addition, building demolitions and reconstructions stand in the second place with a total of one hundred and fifty-four (154), amounting to 14 percent of the respondents. In contrast, others such as mass transit, modern markets, neighbourhood centres, parks and recreation centres, waste management and security which are part of the KURP and the removal over corner shops and replacement with shopping malls with one hundred and twelve (112) equivalents to 10.2 percent and fifty – five (55) amounting to 5 percent, stood at third and fourth, respectively.

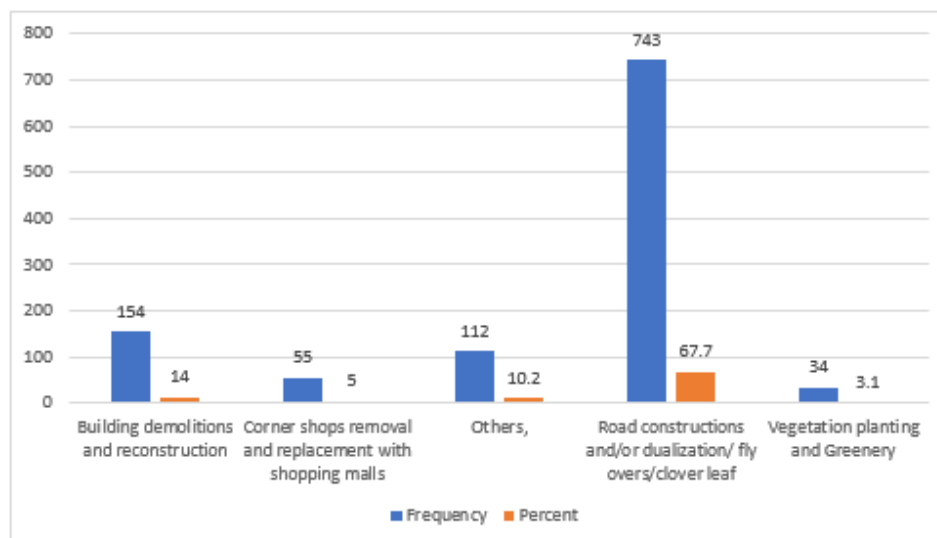


Figure 2: Physical Project Within the Metropolitan Areas

### 3.3 Effect of Kaduna Urban Renewal Programme on Students' Education

Table 3 presents the respondents' perceptions of the Urban Renewal Project's impact on the education of the inhabitants. The majority of the respondents, nine hundred and nine (909), with a percentage of 82.8, appear to feel that the Urban Renewal project had an impact on the education of the inhabitants, while one hundred and eighty-nine (189) respondents, 17.2 percent, perceived that the Renewal Project had no impact on the education of the residents.

**Table 3: Urban renewal project has an impact on the education of the inhabitants**

Variable	Frequency	Percentage
Yes	909	82.8
No	189	17.2

Figure 3 presents the effects of the KURP on students/pupils within the three Metropolitan areas of the states. Overall, force migration to some households whom were forcefully caused to live their former houses for other locations has caused increase in the time taking before the students gets to their respective schools represents four hundred and ninety respondents (490) accounting for 44.6 percent which is the highest, on the other hand, others with ninety (90) respondents representing 8.2 percent is the least in the distribution.

On the contrary, four hundred and thirty-one respondents, who represent 39.3 percent, are optimistic that the KURP has reduced the time taken by students to get to their schools, while one hundred and twenty-two (122) of the respondents, representing 11.1 percent, are not.

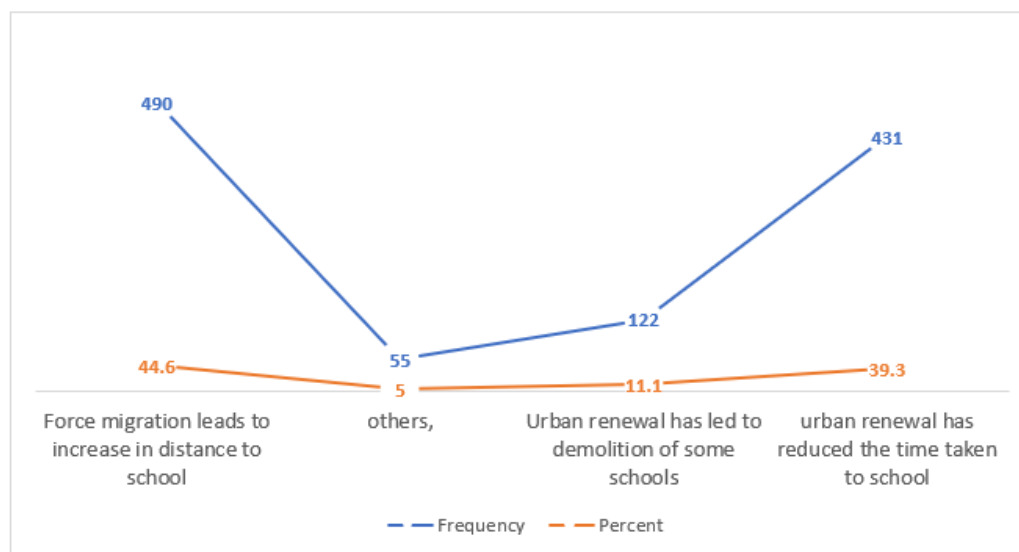


Figure 3. The Effect of Kaduna State Urban Renewal on Students/Pupils

### 3.4 Residents' perception of the impact of the Kaduna Urban Renewal Programme on the economy

Figure 4 revealed that the city been open for investors had the highest number of respondents with Four hundred and twenty-one (421) representing a percentage of 38.3 while others such as it caused transportation fare drop due to so many roads' linkages and accessibility, generates more income to and tax to the government through collections from malls owners and the like accounts for the least of the impact with only ninety respondents amounting to 8.2 percent of the responses.

Furthermore, land value increases through gentrification, leading to higher income for the government through the creation of parks and children's centres. This represents the Second impact, with a response rate of 212 (19.3%). The impact of the opening

up of many businesses on the inhabitants is the fourth, with one hundred and sixty-three (163), which equals 14.8 percent of the total responses.

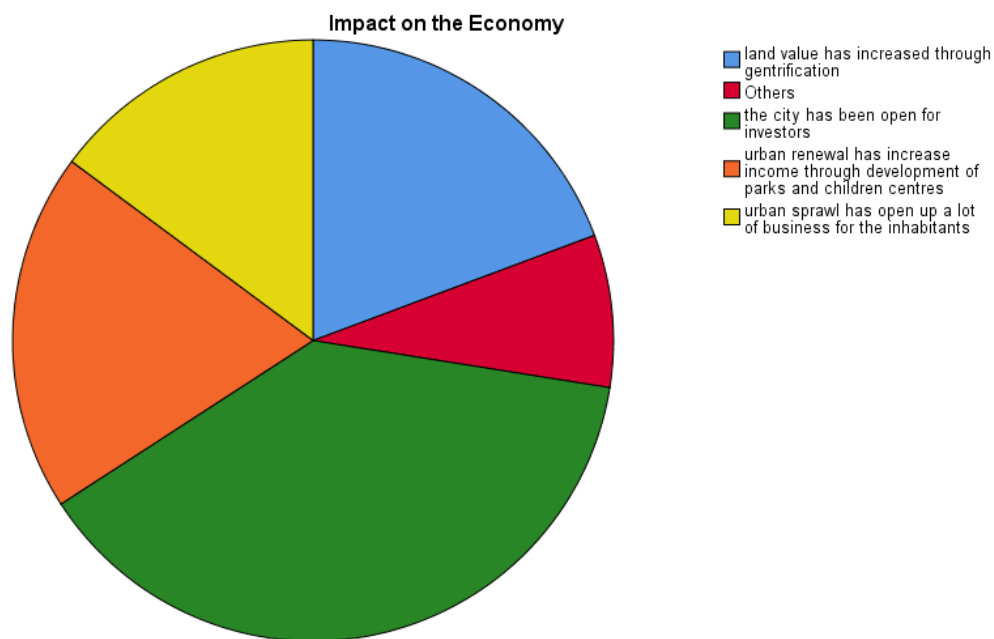


Figure 4: The Impact of the Kaduna State Urban Renewal Programme on the Economy

Figure 5 illustrates the effect of the Kaduna State Urban Renewal Project on the Economy of the three (3) Metropolitan areas of the State. Urban Renewal has caused many people to lose their source of income through the demolition of their places of economic activities especially those with shops and containers along major roads of the study area, this ranks the most important on the list of the effects with seven hundred and eight (708) respondents representing 64.5 percent while it has caused some land lords lost their houses through demolitions, improper or incomplete building permits, tax or ground rents payments, public interest over rides and the likes has seventy-nine (79) respondents equivalent to 7.2 percent making this category the least of the distribution.

Moreover, the Urban Renewal has also caused a sharp increase in the cost of shops since very few people can afford market malls is the second with one hundred and seventy-eight (178) respondents and a percentage of 16.2 while the sharp rise in the cost of housing within these metropolitan areas is the third with one hundred and thirty-three (133) respondents which represents 12.1 percent of the total responses.

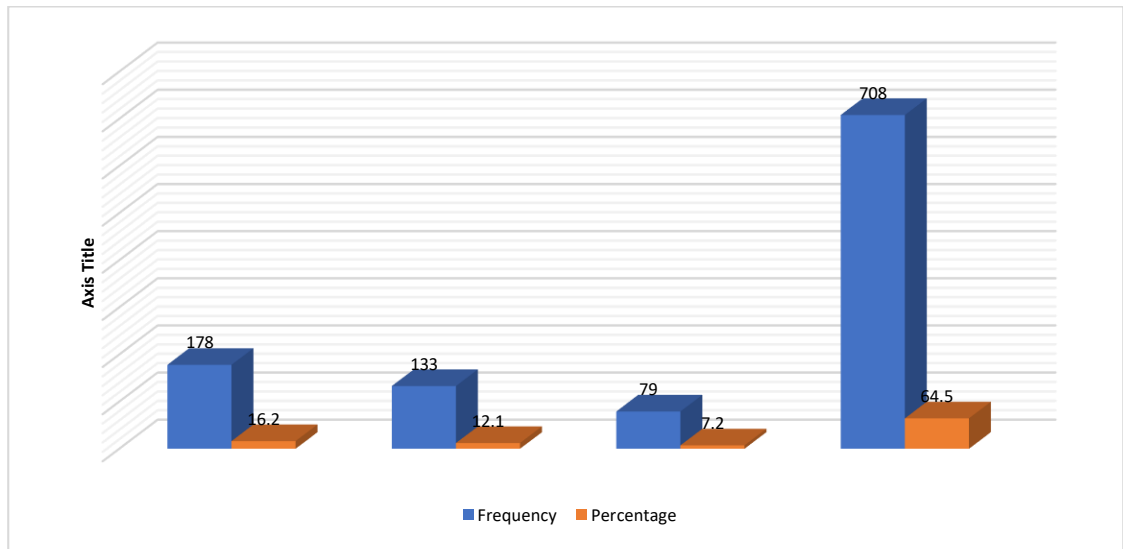


Figure 5: The Effect of Kaduna State Urban Renewal Project on the Economy

### 3.5 Residents' perception of the effects of the Kaduna Urban Renewal Programme on their health and well-being

Figure 6 presents the effects of the KURP on the health and psychology of the residents of the Kaduna, Jema'a, and Zaria Local Government Areas of Kaduna State. Overall, the forceful eviction and demolitions of some people's places of economic activities such as shops/workshops or houses has caused post traumatic effect on some, this records the highest response from the survey with four hundred and ninety- seven (497) respondents which amount to 45.3 percent while other health effects such as the increase in travel time to some exposed them to accidents and risk of been hit by moving vehicles records the least number of respondents at one hundred and eleven (111) corresponding to a percentage

of 10.1.

Also, the removal of trees and replacement with roads and other infrastructure, which has led to the removal of shelter and increased the surface temperature of these study areas, occupies the second largest slice of the pie-chart with three hundred and fifty-six (356) respondents, amounting to 32.4 percent. Lastly, the group that felt blockage and barricades on some roads has led to an increase in the travel time to their places of work, which ultimately led to additional stress and paved the way for other health challenges, standing at one hundred and thirty-four respondents, which equals 12.2 percent of the total respondents for the survey.

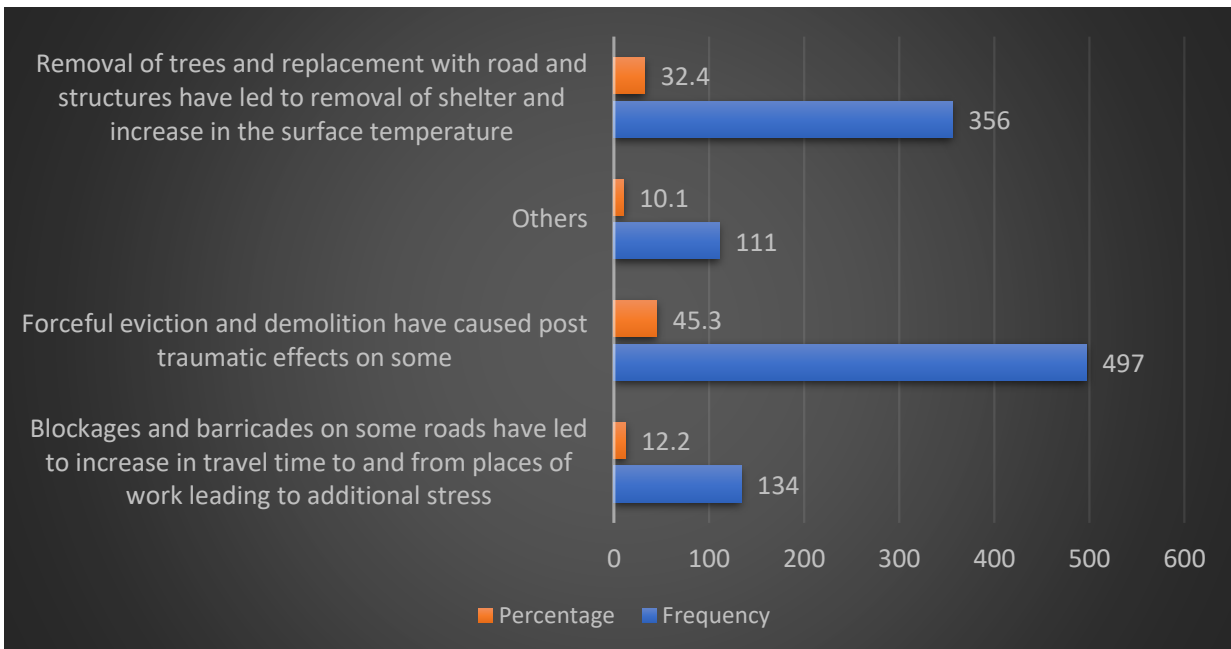


Figure 6: Effect of the Kaduna State Urban Renewal on the Health and Psychology of the Residents



### 3.6 Residents' perception of the impacts of the Kaduna Urban Renewal Programme on the environment

Figure 7 shows which among the environmental components is most affected by the Renewal Programme. Overall, human are the most affected by the Kaduna State urban renewal programme with an overall number of respondents of four hundred and twenty (420) accounting for 38.3 percent according to the response of the survey, this could be associated with the fact that human were witnessed to be displaced to other locations, some of their roads blocked and diverted while the least affected was water accounting for one hundred and twelve (112) respondents which equals 10.2 percent, probably because these Metropolitan areas have fewer rivers flowing through them except for the River Kubanni in Zaria, River Kaduna within the Kaduna Metropolitan

area and the Romi River in Jema'a Local Government Area and also water pipe were forcefully dug out to allow for other infrastructural development in all the study areas.

More so, vegetation is the second component of the environment to be affected by the KURP in many places. Significantly mature vegetation was uprooted to create space for road expansion or construction. These amounted to three hundred and ninety-six (396), representing 36.1 percent of the respondents. The third component of the environment is the temperature, which has a respondent's number of one hundred and sixty-nine (169), representing 15.4 percent.

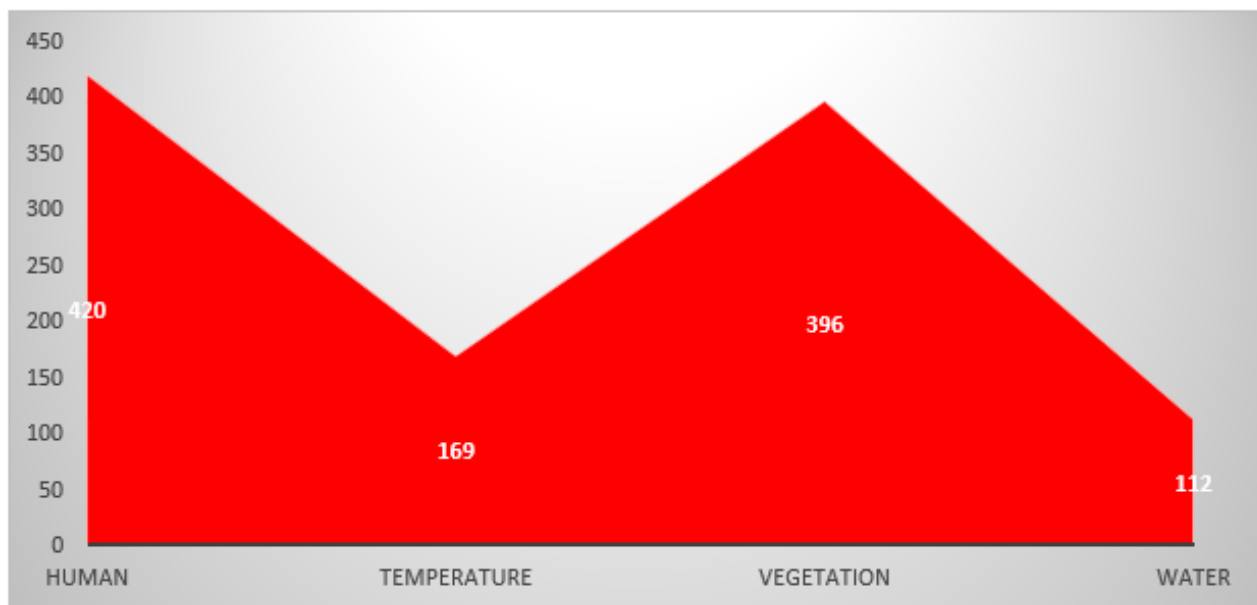


Figure 7: Component of the Environment Most Affected by the Urban Renewal

## 4 Conclusion

The research confirms that urban renewal activities in Kaduna State, while essential for urban development, have significant environmental and social repercussions. These changes adversely affect the livelihood systems of vulnerable populations, leading to socio-economic dislocation and diminished quality of life. Furthermore, the study highlights the need for integrated urban planning approaches that balance development needs with environmental sustainability and social equity. Effective policy implementation, community involvement, and environmental safeguards are critical to ensuring sustainable urban renewal.

Based on the findings of this study, several actionable recommendations are proposed to promote sustainable urban renewal in Kaduna State while addressing the livelihood systems of the inhabitants. Community

participation and stakeholder engagement should be prioritized in all urban renewal projects. Involving residents, community leaders, and relevant stakeholders from the planning stage ensures that development efforts are inclusive, address community needs, and preserve livelihoods. Such participatory approaches foster social cohesion, reduce conflicts, and enhance the legitimacy and sustainability of urban development initiatives. Furthermore, to address socio-economic vulnerabilities caused by displacement and urbanization, it is recommended to promote sustainable livelihoods. Supporting alternative income-generating activities, vocational training, and skills development programs for displaced populations can reduce dependency on traditional livelihoods that may be disrupted by urban renewal. These initiatives can help communities adapt to change and foster economic resilience.

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