

# The Role of Inclusionary Hybrid Governance in Housing Delivery in Jos: A Review

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## Abstract

Housing is a critical element of socioeconomic welfare, significantly influencing life quality and community interactions. In cities like Jos, Plateau State, Nigeria, the provision of housing is fraught with challenges due to the complex interaction between formal and informal governance structures. This study investigates the effects of hybrid governance on housing allocation in Jos, aiming to elucidate the intricate connections between governance models and housing distribution methods. An analysis of the formal and informal institutions that oversee land ownership and housing rules reveals that the divergent practices of these systems impede efficient housing provision, resulting in conflicts, poor living conditions, and restricted access to vital services. The study proposes a hybrid governance model that integrates formal regulatory agencies and informal community representatives to address these challenges. Encouraging cooperation and coordination among these groups can enable urban planners to promote the development of quality, affordable housing, thus alleviating the housing shortage and enhancing the city's habitability. This research offers significant insights for policymakers, urban planners, and housing policy stakeholders in Jos and similar settings, emphasizing the necessity of inclusive governance strategies to achieve sustainable housing solutions.

**Keywords:** Hybrid, Governance, Housing, Land Use Act, Sustainable, Jos.

## Introduction

In the quest for equitable and sustainable urban development, the role of inclusionary housing within hybrid governance structures has emerged as a pivotal instrument to address the growing demand for affordable housing. As cities grapple with the complexities of housing shortages, especially for low- to middle-income populations, innovative governance models that incorporate collaborative efforts between government, the private sector, and civil society are increasingly under scrutiny. Inclusionary hybrid governance in housing delivery represents a multifaceted approach, wherein governance extends beyond the traditional government apparatus to leverage societal goals (Yan, Haffner, & Elsinga, 2021; Ezeanah, 2021a).

The integration of these housing strategies within broader planning and housing systems is essential for comprehending their effectiveness and adaptability in diverse contexts. An international comparison of inclusionary housing practices reveals the importance of hybrid organizations in bridging the divide between public aspirations and market realities, pointing towards a systemic integration that aligns with local needs and governance

structures (de Kam, Needham, & Buitelaar, 2014). Examining the case of Johannesburg, with its contrasting regulated and negotiated strategies in inclusionary housing, yields valuable insights into the complexities and advantages of hybrid governance models, providing a framework for evaluating their potential replication and scalability in varied urban environments (Nzimande, 2020).

The dynamic evolution of affordable housing governance and finance highlights the emergence of diverse hybrid arrangements, symbolizing a significant shift towards innovative delivery and management models that offer enhanced flexibility and responsiveness to the housing needs of expanding urban populations (Van Bortel, Gruis, Nieuwenhuijzen, & Pluijmers, 2019). This paper seeks to explore the role of inclusionary hybrid governance in housing delivery, with a particular emphasis on Jos. Through this exploration, we aim to contribute to the discourse on housing policy innovation and the creation of inclusive urban environments that cater to the needs of all city dwellers.

Jos, with its unique socio-economic dynamics, reflects a microcosm of the broader challenges faced by many cities in developing countries, where rapid urbanisation, limited resources, and institutional constraints often impede the effective delivery of affordable housing. The application of hybrid governance models in such contexts offers an innovative pathway to reconcile the competing interests of government, private sector, and community stakeholders while ensuring that housing remains accessible to those most in need (Daniel & Robert, 2014).

Internationally, the concept of inclusionary housing has been implemented with varying degrees of success. In China, for example, the governance perspective has been utilised to analyse the role of government and non-governmental actors in delivering public rental housing, highlighting the importance of collaborative approaches that transcend traditional government-led initiatives (Yan, Haffner, & Elsinga, 2021). This approach underscores the potential for Jos to adopt similar strategies that leverage the strengths of various sectors to achieve common housing goals.

Furthermore, the international comparison of inclusionary housing practices provides valuable insights into the systemic integration of hybrid organisations. These entities serve as intermediaries that can facilitate the delivery of housing by navigating the complexities of land acquisition, finance, and construction, all while aligning with local governance structures (De Kam, Needham, & Buitelaar, 2014). For Jos, adopting such models could enable a more coordinated and efficient approach to addressing its housing challenges.

Researchers have explored a hybrid approach to inclusionary housing in Johannesburg, revealing both the potential and the pitfalls of such models. The city's experience highlights the importance of regulatory frameworks and negotiated agreements in achieving a balance between market-driven development and the provision of affordable housing (Nzimande, 2020). Jos can draw lessons from Johannesburg's experience to design policies that are both flexible and responsive to the local context.

The evolving landscape of affordable housing governance, with an increasing variety of hybrid governance and finance arrangements, indicates a trend towards more innovative and adaptive models. These models hold promise for delivering and managing affordable housing in ways that are more attuned to the needs and realities of diverse urban populations (Van Bortel, Gruis, Nieuwenhuijzen, & Pluijmers, 2019; Ebekoziem, 2020; Ezeanah, 2022). As Jos seeks to navigate its housing delivery challenges, the city can look to these evolving paradigms as a source of inspiration and guidance.

As urban centres around the world continue to expand, the challenge of providing affordable housing to diverse populations has intensified. The case of Jos, a rapidly urbanising city in Nigeria, is particularly instructive when examined against the backdrop of international experiences in inclusionary hybrid governance and housing delivery. By drawing on the successes and challenges of other urban centres, Jos has the opportunity to craft a tailored approach to housing governance that is inclusive, sustainable, and reflective of its unique urban fabric.

### **Statement of the Problem**

The imperative to meet the housing requirements in swiftly urbanising areas, especially for low- to middle-income demographics, is accentuated by the difficulties in providing affordable housing in developing nations. Jos, Nigeria, epitomises these challenges, confronting a severe deficiency of housing that meets the criteria of affordability, sustainability, and cultural appropriateness. Despite the global recognition of these issues, a deep understanding of how to adapt and apply inclusionary hybrid governance effectively in specific urban contexts like Jos remains elusive.

Recent scholarly work has brought to light the pivotal role that governance plays in the provision of affordable housing. The interplay between the public and private sectors through public-private partnerships is indicative of the collaborative efforts required for successful inclusionary housing (Ezeanah, 2018; Yan, Haffner, & Elsinga, 2021). However, the governance perspective on inclusionary housing in developing countries like Nigeria remains underexplored, particularly in terms of the operationalization and efficacy of these partnerships.

Urban governance and inclusionary housing strategies in cities such as New York have blurred the lines between public and private governance, potentially offering lessons for cities like Jos in managing the complexities of housing provision (Newman, 2018). However, the transferability of such models to the Nigerian context, with its distinct socio-political dynamics, warrants careful examination. The social and spatial effects of housing provision mechanisms were studied in Vienna (Friesenecker & Kazepov, 2021). These effects show that important points in housing governance can have a big impact on housing outcomes. These findings highlight the need for a nuanced understanding of how to identify and leverage such junctures in Jos.

Moreover, the general practice of inclusionary housing in the United States reflects a particularly American system of governance (Wiener & Barton, 2014), suggesting that the implementation of similar strategies in Jos would require adaptation to local governance customs and legal frameworks. While urbanisation and housing policies significantly influence low-income housing delivery in developing countries (Bondinuba & Stephens, 2018), there is a lack of comprehensive research into how these factors interplay in Jos and how policies can be tailored to improve housing outcomes for the city's low-income residents.

Ganiyu, Fapohunda, & et al., (2015) have examined construction approaches aimed at enhancing sustainability in affordable housing, with a focus on cost and sustainability. However, there is a gap in the literature regarding the application of these approaches in Jos and their potential impact on sustainable housing delivery. The role of Public-Private Partnerships (PPPs) as a delivery mechanism for affordable housing in countries like Yemen (Roosli & Al-Abed, 2014) further highlights the potential for such models in Jos. Yet, research on the viability and effectiveness of PPPs for housing in the Nigerian context requires further development.

Researchers have identified housing delivery problems in developing countries, including Nigeria, and proposed guiding principles for successful housing delivery (Mukhtar, Amirudin, & Mohamad, 2016, Ezeanah, 2018, Ezeanah, 2021b). However, we still need to fully address the application of these principles in Jos and their alignment with the city's specific needs and constraints. Finally, while the design drivers for affordable and sustainable housing in developing countries (Bruen, Hadjri, & von Meding, 2013) suggest considerations for affordability and sustainability, a thorough understanding of the barriers to such construction in Jos remains lacking.

This paper aims to investigate the role of hybrid governance in housing provision in Jos, Plateau State. Through this study, the objectives are to examine the interplay between land tenure policies and housing provision and to assess the impact of hybrid governance on achieving adequate housing in Jos. This study has the potential to provide valuable insights for policymakers, urban planners, and stakeholders involved in formulating and implementing housing policies in Jos and comparable environments. Also, the significance of this study lies in its potential to fill these gaps by examining the role of inclusionary hybrid governance in housing delivery in Jos, contributing to a more comprehensive understanding of urban governance and housing delivery in developing city contexts.

## **Approach to Review**

### **Concept of Hybrid Governance**

In recent decades, there has been a notable shift in planning processes towards collaboration with non-state entities, such as corporations and grassroots organisations. Donors and international organisations have partnered with these stakeholders more frequently, directing funds to them rather than state bureaucracies. This strategic funding

allocation aims to enhance the efficiency and impact of development projects, aligning with neoliberal ideology and a focus on participatory development. Concurrently, development studies have realigned their focus on the governance roles of non-state actors, evident in the increased research on the regulatory functions and decision-making authority of non-state actors. This alignment reflects a broader trend in governance literature towards recognizing the significance of non-state actors in governance processes. More recently, scholars have challenged the distinct separation between state and non-state actors, employing the concept of hybridity to elucidate their complex relationships and governance processes.

Within the interdisciplinary field of development studies, the concept of hybrid governance has been defined in various ways. Generally, it denotes systems where non-state actors take on roles traditionally associated with the state, such as policy formulation, service delivery, and infrastructure development. In these systems, non-state actors become deeply integrated with official state actors and institutions, making it difficult to distinguish between the two.

State tasks undertaken by new governance actors include providing essential public goods like water, power, education, and security services. These tasks may also include upholding the rule of law, resolving conflicts, and instituting diverse taxation systems. A hybrid governance system arises when state and non-state actors are so intertwined that they form a new political entity, which does not neatly fall into the categories of state or non-state entities (Meagher, De Herdt, & Titeca, 2014 and Colona and Jaffe, 2016).

Logan (2009) describes institutional hybridity as the fusion of various regulatory frameworks to create a new hybrid system that challenges traditional governance structures and fosters innovation. Meagher et al. (2014) link the increasing interest in hybridity to widespread dissatisfaction with the 'failed state' narrative in African governance, highlighting the rise of innovative order forms like community-based initiatives and cooperative governance in regions with scant state presence. To address governance shortfalls, additional governmental measures, such as community councils and regional alliances, are recognised as integral components of hybrid governance. Assessing the performance of hybrid institutions across governance areas including market regulation, healthcare provision, security management, electricity distribution, and justice systems is crucial for gauging their effectiveness.

Hybridity, a concept in which state rules and procedures amalgamate with those of other entities, particularly traditional authorities, requires contextualization within academic discourse. According to Beall et al. (2005), Ubink (2008), Williams (2010), Akaateba et al. (2018), and Sim et al. (2018), this is the process of "integration" or "embedding" of traditional systems into state structures or the "incorporation" of traditional authorities into the state apparatus. Advocates of hybridity, such as Bose and Motwani (2014), contend that it prompts scholars and practitioners to transcend state-centric perspectives and explore the entire range of activities within an institution, encompassing local and 'hidden' practices

beyond official protocols. This study utilises the concept of institutional hybridity to examine the potential impact of interactions between the state and informal traditional communities on the affordability and accessibility of housing delivery in Jos. However, hybridity encompasses a spectrum of concepts and interpretations. For instance, entities identified as 'hybrid' may incorporate conflicting rules, resulting in decision-making challenges

The concept of hybridity, defined as the blending of traditional institutions and the state, offers distinct advantages for analysing their relationship. This concept provides a perspective to examine how the integration of informal and formal land tenure and housing policies in Jos influences housing delivery. Therefore, this paper aims to ascertain whether informal and formal land tenure and housing policies converge to form a hybrid system. Moreover, it evaluates the prevalence of hybrid governance in housing delivery within Jos City and its impacts on housing provision in Nigeria and other Global South nations. This involves an investigation into whether the practices of informal traditional communities impede or enhance housing delivery.

## **Study Approach**

The study utilises a methodology based on a thorough literature review to evaluate the impacts of inclusionary hybrid governance on housing provision, specifically concentrating on Jos. The research methodology unfolds in these stages. A systematic search was conducted across peer-reviewed journals, academic books, policy reports, and other relevant literature sources. Utilised databases included PubMed, Google Scholar, JSTOR, and those from academic publishers. Keywords such as "inclusionary housing," "hybrid governance," "housing delivery," "urban development," and "Jos, Nigeria" were included in the search, limited to publications from 2000 to 2024 to maintain relevance. These procedures conform to content analysis standards, utilizing a systematic method to review the literature and explore the role of inclusive hybrid governance in housing delivery, specifically focusing on Jos as a case study (Kroon, do Céu Alves, & Martins, 2021 and Yang, Deal, Carcioppolo, N. Zhao, & Sewall, 2024)

The selection process focused on pertinent articles and studies, specifically those that examined "inclusionary hybrid governance" and its implementation in housing delivery, along with those showcasing its practical efficacy. The study concentrated on research that explores the mechanisms, challenges, and outcomes of inclusionary hybrid governance in various urban settings. Data extraction from the chosen literature encompassed theoretical frameworks, empirical findings, case studies, and policy recommendations. The extraction process aimed to discern key themes, theoretical perspectives, and empirical evidence concerning the influence of inclusionary hybrid governance on housing provision. Data synthesis entailed organising and integrating insights from the literature to offer a coherent perspective on the subject.

A thorough examination of the literature was conducted to assess the strengths, weaknesses, and knowledge gaps related to inclusionary hybrid governance in housing delivery. The analysis considered the theoretical underpinnings, methodological approaches, and empirical findings of the selected studies, as well as their significance in understanding the intricacies of housing provision in urban areas. The insights and theoretical models derived from the literature were subsequently situated within the specific context of Jos, Nigeria, to serve as a case study for illustration and analysis. This process entailed a detailed examination of the effectiveness and consequences of inclusionary hybrid governance in addressing housing challenges in Jos. The combined insights from the literature review informed the evaluation. Essentially, this methodology enables a comprehensive exploration of the role of inclusionary hybrid governance in housing provision, supported by a robust foundation of literature to enrich theoretical understanding and empirical investigation.

### **Results and Discussions**

This section explores the role of inclusive hybrid governance in urban planning, with a focus on Jos. It analyzes the interplay between land tenure policies and housing provision and evaluates how hybrid governance aids in securing adequate housing in Jos. The objective is to offer a comprehensive understanding of the complex challenges faced in housing provision within African nations.

#### **The Interplay between Land Tenure Policies and Housing Provision**

The rapid urbanisation in developing regions is driving the extensive implementation of formal urban land management systems. These systems often aim to establish more secure land rights by amalgamating various historical tenure patterns. Nevertheless, inadequacies in legislation, including ambiguous property rights and enforcement mechanisms, lead specific market participants to violate new regulations (Heikkila & Harten, 2023; Kukulska-Kozieł, 2023). Consequently, this has spurred the emergence of both official and informal land distribution mechanisms in numerous African countries. For instance, the Land Use Act of 1978 (LUA), which is crucial in regulating land ownership and usage in the nation (Section 274), primarily governs Nigeria's land administration and real estate markets. The LUA's provisions hold supremacy over all other laws, including the Constitution, as stipulated in Section 47(1) of the Act. In Nigeria, colonial law and customary practices governed land management before the creation of the LUA (Olapade & Aluko, 2023).

Scholarly consensus acknowledges the inadequacy of formal land supply mechanisms for meeting the escalating demand for urban land in emerging nations. Empirical research conducted in Nigeria and other African contexts (Rakodi, 2007; Ikejiofor, 2009; Agheyisi, 2018; Ezeanah, 2018; Akaateeba, 2018; Olapade & Aluko, 2023; Adedeji, Devenci, & Salman, 2023) indicates that the informal sector plays a significant role as an alternative channel for urban land distribution. Ensuring the effective operation of the informal sector within the legal framework presents a major challenge for developing nations, involving concerns

related to land tenure security and regulatory adherence. Property owners who divide their land without adhering to legal procedures frequently facilitate informal land distribution networks, which operate independently of state-managed land supply infrastructure (Agheyisi, 2018; Mgbolu, Agom, Iteshi, & Ogar, 2024). The pursuit of profit through plot sales commonly motivates these informal transactions, which are marked by the absence of public infrastructure and social amenities. Various forms of informal land distribution systems exist, ranging from those rooted in tradition and custom to more contemporary adaptations (Ikejiyor, 2009; Agheyisi, 2018; Ezeanah, 2018).

Akanbang, Korah, Akaateba, & Kromrey (2023) and Kern, Holzinger, & Kromrey (2024) both talk about how land ownership laws vary in Sub-Saharan Africa. This is because traditional rules and legal rules coexist there, which affects land management and governance, as well as property rights and land use policies. Between cooperation and conflict: tracing the variance in relations between traditional governance institutions and the state in Sub-Saharan Africa. Consequently, discussions on land management and housing delivery in many African contexts, including Jos, are intricately linked to considerations of land rights and tenure systems, shaping the landscape of property ownership and urban development. Land tenure, which governs land acquisition, sale, use, and transfer within particular communities, plays a crucial role in shaping overall growth and realising sustainable urban development objectives, especially in African towns contending with rapid urbanisation and unchecked growth (UN-Habitat, 2009).

Within the context of Jos, the interplay of multiple land control mechanisms within the urban landscape raises questions about hybrid governance. Specifically, whether there exists an interaction between state authorities and customary land rights holders in land provision processes. While the LUA sought to rationalise and streamline land management and ownership throughout Nigerian states (Cousins et al., 2005; Ugonabo, Egolum, & Sado, 2023), obstacles endured due to the disparity between formal property rights under the LUA and customary tenure systems, resulting in intricacies in land administration and ownership (Wapwera, 2023). Despite the persistence of customary land tenure in numerous sub-Saharan African nations, neglecting formal standards could undermine the efficacy of these establishments in land provision. The government's readiness to interact with informal land delivery systems and supportive organisations validates their feasibility. Nevertheless, the restricted engagement between governmental and non-governmental entities in land provision has notable implications for housing distribution in varied geographic settings in Jos, Nigeria, and other Global South nations, consequently influencing the achievement of housing development.

In envisioning a scenario where more than a billion individuals are projected to reside in slum conditions by 2030, a pressing inquiry arises: How can universal housing provision be ensured, particularly in locales such as Jos, Nigeria, mirroring extensive housing discrepancies across Africa? Citing the United Nations, (2016) Sustainable Development Goals of 2016, global projections underscore the imperative of ensuring sufficient housing



provision in Jos, Nigeria, and other African nations. By 2030, statistical projections indicate that 60% of the global population will dwell in urban settings, with approximately one billion people living in substandard housing conditions (Ezeanah, 2018; Umoh, Okonkwo, & Mbah, 2023; Akande, Obi-George, Lembi, Umar, Tarni, Nwokorie, & Baba, 2024). This looming reality, coupled with the overarching goal of ensuring sustainable urban development, underscores the urgency of addressing housing inadequacies, especially in urban regions expected to accommodate a significant portion of the global populace by 2030.

Furthermore, according to the United Nations (2016), projections indicate a continuous uptrend in urbanisation, with an estimated 68% of the global population expected to live in urban regions by 2050. Notably, recent data shows that slums are more common in Sub-Saharan Africa than in Asian regions. This is mostly because of poor housing and urban planning efforts (Ezeanah, 2018; Umoh, Okonkwo, & Mbah, 2023). This disparity underscores a systemic inability to achieve fundamental objectives related to housing accessibility, leading to high percentages of individuals lacking access to decent housing in Nigerian cities, estimated between 60 and 80% (Centre for Affordable Housing Finance, 2015; Grossi, Vakkuri, & Sargiacomo, 2022).

In the socioeconomic context of the Asian and African continents, homeownership assumes considerable societal value, highlighting the importance of housing policies conducive to property acquisition. Scholars like Pugh (2001) advocate for housing policy frameworks that harmonise with the intricate developmental dynamics involving political, social, and economic spheres, emphasising the need for comprehensive policy integration. Despite the contributions made to housing provision by private developers, it is clear that many developing countries are unable to fully rely on market-driven strategies as a result of issues like affordability gaps and unequal access to housing. This underscores the imperative for heightened governmental participation, particularly in the context of low-income housing provision, as substantiated by research highlighting the critical role of government interventions in addressing housing disparities (Raynor & Coenen, 2022).

Scholarly investigations, as illustrated by UNbel's (2007) research in South Africa, reveal diverse obstacles that hinder the achievement of sustainable housing, including but not limited to economic constraints, regulatory challenges, and social inequalities. These barriers include macroeconomic conditions, historical legacies, urban expansion, and institutional deficiencies. Similarly, observations by Shackleton et al. (2014) underscore the failure of available housing construction to integrate sustainability principles, further exacerbating urban livability challenges. Furthermore, the challenges in ensuring sufficient housing and infrastructure in emerging capital cities such as Abuja, Dodoma, Gaborone, and Lilongwe highlight overarching urban complexities, encompassing issues like accelerated urbanisation, social marginalisation, and environmental sustainability challenges (Abubakar & Doan, 2017; Grossi, Vakkuri, & Sargiacomo, 2022).

Despite the governmental emphasis on housing issues, as exemplified in Nigeria's National Development Plans, inadequate housing provision persists, attributing to inherent challenges such as data inadequacy, policy inadequacy, and staffing deficiencies. Housing delivery in Jos is predominantly facilitated through public-private partnerships, with federal, state, and local governments offering accommodations but not adequately meeting the needs of low-income earners. Meanwhile, challenges in land acquisition further compound housing shortages, with natural factors like unreclaimed mining ponds exacerbating land scarcity in urban Jos (Alexander, 1990; Mallo, 2012).

In summary, the imperative for adequate housing provision in Jos and other African contexts underscores systemic deficiencies in housing policies, governance frameworks, and urban planning initiatives. Addressing these challenges demands comprehensive reforms, including enhanced governmental involvement, holistic policy frameworks, and sustainable urban development strategies aligned with the Sustainable housing provision.

### **Exploring Hybrid Governance's Impact on Attaining Sufficient Housing in Jos**

This section examines hybrid governance's impact on achieving sufficient housing in Jos. The exploration of hybrid governance and its impact on attaining sufficient housing in Jos presents a multifaceted challenge that intertwines socioeconomic factors with policy-making and urban development strategies. Hybrid governance, characterised by the collaborative endeavours of governmental entities, market influences, and civil society groups, is a fundamental strategy for tackling the intricate challenges of housing deficits in urban environments. Within Jos, a city experiencing swift urbanisation and lacking adequate housing infrastructure, the adoption of hybrid governance models holds promise for introducing inventive solutions to urgent housing challenges.

Current scholarly works underscore the importance of hybrid governance in cultivating innovation in business models and enhancing scalability within affordable housing entities. Raynor and Coenen (2022) highlight the role of cross-sectoral partnerships in facilitating the delivery of affordable housing, particularly under the constraints of fiscal austerity and escalating housing prices. Comprehensive knowledge of governance structures, target demographics, and institutional frameworks is essential for the expansion of housing projects and the fulfilment of residents' needs. Grossi, Vakkuri, and Sargiacomo (2022) delve into the theoretical origins of hybrid organisations and how they enact value through various approaches to value creation. This perspective plays a crucial role in analysing the changes in performance and accountability within hybrid governance structures, ensuring transparency and effectiveness in housing provision.

The concept of ambidextrous sustainability also sheds light on the performance of hybrid organisations in the housing sector. The study of Swedish municipal housing corporations shows how a sustainability strategy can have different effects on financial, social, and environmental performance. This helps us understand more about how organisations work

and how they perform in hybrid governance environments (Maine, Florin Samuelsson, & Uman, 2022).

In Jos, the application of hybrid governance in housing must consider the unique socio-economic dynamics and cultural nuances of the region. Combining traditional community practices with modern governance structures has the potential to generate a more inclusive and sustainable housing approach. Policymakers and stakeholders must engage in continuous dialogue and collaboration to tailor hybrid governance models that resonate with the local context. Hybrid governance, which encompasses a blend of traditional state mechanisms and non-state actors, presents unique challenges in the context of Jos, a city with a complex socio-political landscape. Recent literature emphasises the multifaceted nature of these challenges, particularly in areas of security and resource management. Enns, Andrews, and Grant (2020) discuss the shift towards hybrid security governance in Africa's extractive sectors, highlighting the relational influence of power and rules in international politics. Their analysis, based on fieldwork in Kenya, Uganda, and Ghana, reveals that while hybrid security arrangements have become the leading approach, they do not uniformly involve or serve the interests of all stakeholders, often securing investments at the expense of nearby communities' security.

The presence of valuable natural resources and the city's history of inter-communal conflict further complicate this dynamic in the context of Jos, necessitating a nuanced approach to governance. The concept of 'limited statehood' is particularly relevant here, as it underpins the inability or unwillingness of state entities to independently address security concerns, thus legitimising the role of non-state actors in security provision. This revalorization of non-state actors is evident in the partnerships between private security companies, public security actors, and NGOs, which are now common in many African states, including Nigeria.

Furthermore, Justin and Verkoren (2022) explore the negotiated state in practice in South Sudan, offering insights that can be extrapolated to the situation in Jos. They argue that hybrid governance institutions come about and function through continuous negotiations among local stakeholders, shaping institutional development. In Jos, similar negotiations are crucial in sectors like land and justice, where power imbalances and historical grievances must be addressed to improve access to justice and equitable resource distribution. The complexities of hybrid governance in Jos are intertwined with broader issues such as regional economic development, urban renewal, and social inequality. Traditional governance approaches, including hierarchy, markets, networks, and societal self-governance, are often ill-equipped to face these challenges. The concept of smart hybridity' has been proposed as a potential solution, integrating different governance approaches to address complex problems like those faced in Jos.

In conclusion, the literature suggests that while hybrid governance presents certain advantages, such as flexibility and inclusivity, it also poses significant challenges in terms of accountability, power dynamics, and equitable service provision. Addressing these

challenges in Jos requires a context-specific understanding of hybrid governance mechanisms and a commitment to continuous negotiation and adaptation among all stakeholders involved. Recent scholarly works lay the groundwork for additional research and policy formulation directed towards enhancing governance outcomes in Jos and analogous environments.

## Conclusion and Recommendations

Examining the informal acquisition of land and the regulatory mechanisms for housing is crucial for comprehending the housing situation in Jos. The clear delineation of practices between formal and informal institutions exacerbates the obstacles in ensuring housing provision in Jos, Nigeria, and other African nations. For example, in Jos, informal land acquisition through community leaders often involves traditional ceremonies and verbal agreements, which can lead to disputes over ownership and boundaries. Additionally, the lack of clear regulations for housing construction in informal settlements can result in substandard living conditions and limited access to basic services such as water and sanitation. The absence of an integrated governance strategy impedes the residents of Jos from constructing residences, given the limited interaction between formal and informal entities, exacerbated by the state's minimal engagement in housing affairs. The unique hybrid governance framework that links formal and informal institutions fosters illicit activities in residential construction, leading to unregulated practices and a deficit in housing. It is recommended that the government should:

- Advocate for a blend of formal and informal governance mechanisms to ensure accessibility to high-quality and cost-effective housing options.
- Promote collaboration between formal regulatory bodies and informal community stakeholders to address issues of illicit activities and unregulated practices in residential construction.
- Implement a hybrid governance approach to improve the quality of housing and increase the availability of affordable housing options for residents in Jos.
- Prioritise an integrated governance strategy that fosters interaction between formal and informal entities to alleviate the housing deficit and enhance the overall livability of the city.

## Conflict of Interest

The authors declare that there is no conflict of interest.

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