

Socioeconomic Determinants of Housing Choice and Living Conditions among Persons with Visual Impairment in Southwestern Nigeria

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Abstract: *The living conditions of persons with visual impairment (PVI) are shaped not only by physical limitations but also by socioeconomic realities that determine housing access and quality. This paper examines the socioeconomic characteristics of PVI and how these influence their choice of home conditions in Southwestern Nigeria. Drawing on a cross-sectional survey of visually impaired individuals across specialized schools, rehabilitation centres, and private residences in Lagos, Ogun, Oyo, Osun, Ondo, and Ekiti States, the study employed a mixed-method approach involving structured questionnaires and key-informant interviews. Data were analysed using descriptive statistics, cross-tabulation, and chi-square tests to explore the relationship between income, education, and employment status with housing adequacy and satisfaction. Findings revealed that 58% of respondents were within the economically active age of 30–49 years, 61% were male, and 54% had at least secondary education. Income disparities were pronounced: 47% earned below ₦70,000 monthly, constraining access to quality housing. A significant correlation ($\chi^2 = 21.43$, $p < 0.01$) was found between educational attainment and housing adequacy, while income strongly predicted the ability to retrofit or maintain accessible home features. The study concludes that socioeconomic inequality remains a major barrier to inclusive housing for the visually impaired and recommends targeted subsidies, inclusive design policies, and adaptive housing programmes to promote autonomy and well-being.*

Keywords: Visual impairment, housing adequacy, socioeconomic status, inclusive design, Southwestern Nigeria

INTRODUCTION

Inclusive housing design has emerged as a critical global agenda in achieving social equity and sustainable urban development. Housing represents not only a physical structure for shelter but also a determinant of human dignity, autonomy, and psychological well-being. For persons with visual impairment (PVI), the home environment plays an even more pivotal role, as spatial orientation, safety, and comfort are mediated by environmental cues rather than visual perception. The United Nations Convention on the Rights of Persons with Disabilities (CRPD) and Sustainable Development Goal (SDG) 11 both emphasize the creation of inclusive, safe, and accessible living environments for all. Yet, in many developing countries including Nigeria these commitments have not translated into adequate home design practices for persons with disabilities.

Globally, an estimated 285 million people live with some form of visual impairment, with about 39 million classified as totally blind (WHO, 2021). In Nigeria, approximately 4.25 million people are visually impaired, with a significant proportion residing in the Southwestern region (Onakoya *et al.*, 2020). Despite the region's relative economic vibrancy and concentration of specialized institutions for the blind, housing provision remains largely standardized, with limited consideration for accessibility or universal design. The absence of tactile floor indicators, non-slip surfaces, and adequate lighting exacerbates risks and limits independence for visually impaired occupants. This reality reveals the gap between policy aspirations and lived experience in the Nigerian context.

Existing literature and policy discourse reveal that visually impaired individuals in Southwestern Nigeria face persistent challenges in accessing adequate housing that caters to their unique functional needs. Previous research has focused primarily on the physically disabled or on accessibility in public spaces such as schools, transportation systems, and workplaces (Olatunji and Idowu, 2022; Adeoye and Oyetola, 2022). However, the home where visually impaired persons spend most of their time remains understudied.

Socioeconomic factors further compound these challenges. Low income, limited education, and unstable employment hinder the capacity of many visually impaired individuals to retrofit or maintain homes that ensure independence and safety. Most households cannot afford adaptive installations such as voice-activated devices, tactile flooring, or grab rails. Even in urban centres like Lagos and Ibadan, the cost of accessible housing far exceeds the earning capacity of most persons with disabilities, while rural dwellers suffer from a total absence of design consideration. Moreover, the lack of state-enforced building regulations mandating inclusive design perpetuates exclusionary environments. Consequently, visually impaired individuals are often forced to adapt to unsafe home conditions, leading to reduced autonomy, dependence on caregivers, and lower overall quality of life (Ayeni and Oloyede, 2023; Ekhaese and Oyelude, 2025). This situation underscores the need for an empirical examination of how socioeconomic characteristics particularly income, education, and employment affect the living conditions and home choices of PVI in Southwestern Nigeria. Without such evidence, policy interventions and design solutions risk remaining generic and ineffective.

The aim of this paper is to examine the influence of socioeconomic characteristics on the choice and quality of home conditions among persons with visual impairment in Southwestern Nigeria, with a view to identifying how income, education, and employment shape accessibility, adequacy, and satisfaction with housing.

The Study Area: Southwestern Nigeria

Southwestern Nigeria, comprising six states; Lagos, Ogun, Oyo, Osun, Ondo, and Ekiti (Figure 1.1) serves as the geographical focus of this study. The region occupies approximately 76,852 km², lying between latitudes 5°N and 9°N and longitudes 2°E and 6°E. It is bordered to the south by the Atlantic Ocean and to the west by the Republic of Benin. The area represents Nigeria's most urbanised and economically advanced zone, housing over 45 million people (National Population Commission, 2024).

Southwestern Nigeria provides a distinctive context for studying inclusive housing due to its diversity in urbanisation, income levels, and cultural perceptions of disability. Lagos, as the commercial hub, exhibits high-density urban housing and relatively better access to infrastructural facilities, while states like Ekiti and Osun remain largely agrarian with more traditional housing typologies. This regional variation allows for comparative analysis of how environmental and socioeconomic contexts influence the living conditions of PVI.

Several specialized institutions, such as the Nigerian Training Centre for the Blind in Oyo State, the Bethesda Home for the Blind in Lagos, and various schools for the visually impaired across the six states (Figure 1.2), underscore the region's demographic importance in disability studies. Despite these institutions, however, home environments remain largely unadapted to the needs of the visually impaired population.

The selection of Southwestern Nigeria as the study area is thus justified by its demographic significance, socioeconomic diversity, and the presence of both modern urban centres and traditional rural settlements. Studying this region offers rich empirical insights into how structural inequality, culture, and housing design converge to shape the lived experiences of visually impaired residents. The findings are expected to serve as a framework for scaling inclusive housing practices nationally and across similar developing contexts in Sub-Saharan Africa.

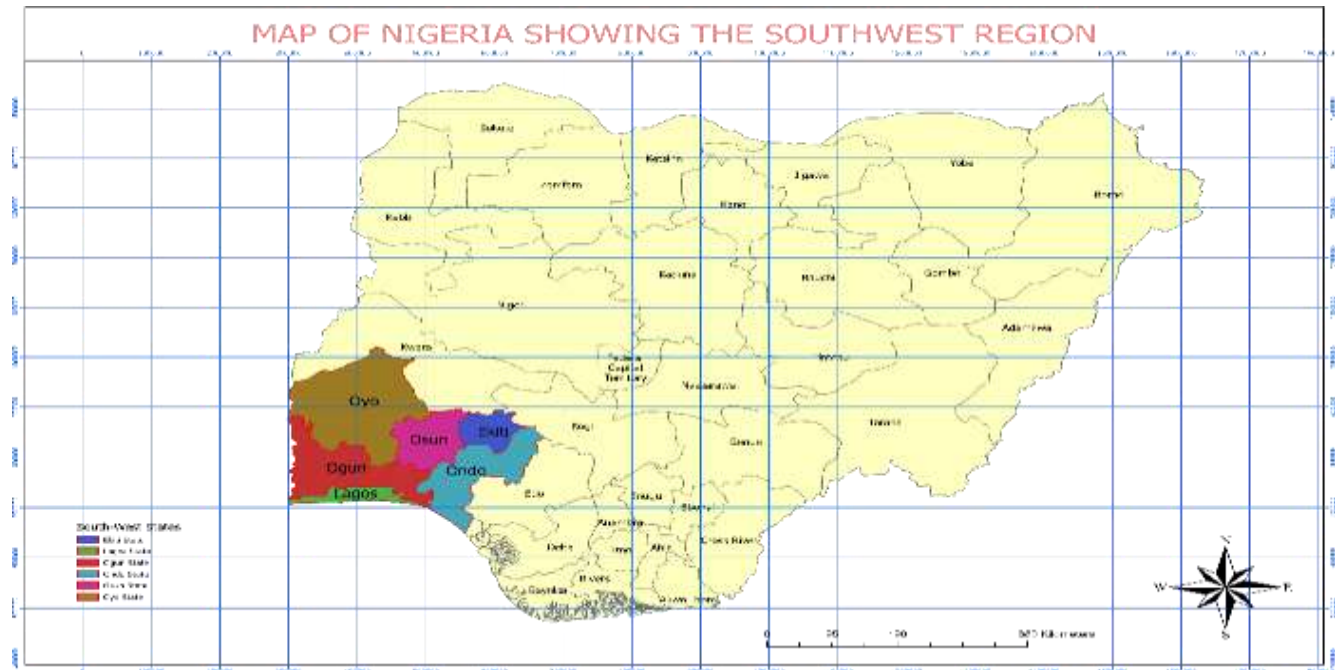


Figure 1.1: Southwestern Region within the context of Nigeria
Source: Urban and Regional planning Department, LAUTECH (2024)

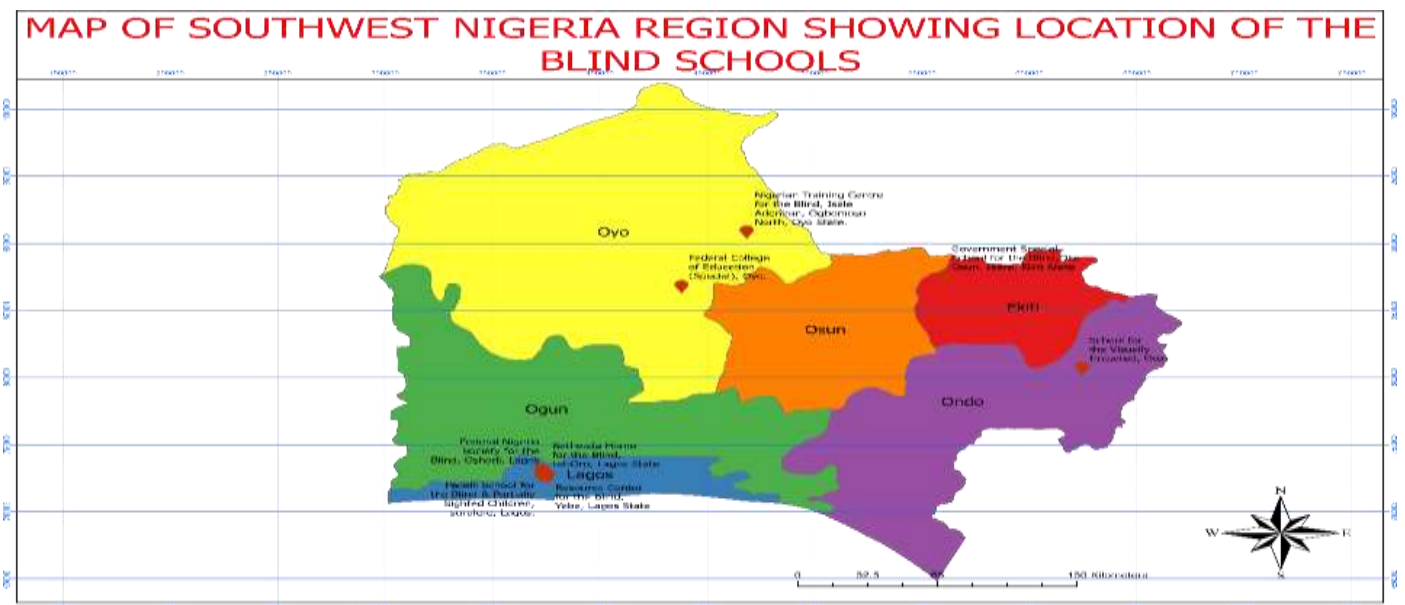


Figure 1.2: Map of Southwest Nigeria Region Showing Location of the Blind Schools
Source

LITERATURE REVIEW

Disability affects about 1.3 billion people (16%) globally, with growing implications for inclusive housing and care (WHO, 2023). The GBD 2021 updates released in 2024–2025 show non-communicable diseases driving more years lived with disability, reinforcing the need to integrate accessibility into everyday domestic environments (IHME, 2024; Lou *et al.*, 2025). For vision, WHO's 2023 fact sheet synthesizes preventable causes and highlights environmental and technological adaptations that support safe home living for persons with visual impairment.

Across Low- and Middle-Income Countries (LMICs), factors such as income, education, and employment significantly influence housing tenure, location, and the ability to finance accessibility retrofits. Low and unstable incomes limit home modifications, while higher education enhances awareness and use of assistive technologies like tactile cues and task lighting (De Vos and Aletta, 2020).

In Nigeria, widespread unemployment and informal work among visually impaired adults reduce autonomy and housing adequacy, increasing dependence on others (Qualitative Studies, 2022; 2025). Persistent energy and material constraints in the national housing stock further deepen inequalities, highlighting the need for policy interventions that promote affordability, accessibility, and better residential performance.

Contemporary African reviews urge that UD be treated as a baseline quality criterion rather than an optional add-on (Olodeoku, 2024). Recent compliance audits in Southwestern Nigeria report gaps in wayfinding, ramps/handrails, tactile cues, and sanitary spaces even in university buildings, signaling broader implementation challenges likely extending to housing (Ugah *et al.*, 2024). While the National Building Code references accessibility, enforcement is uneven; guidance is stronger for public buildings than private housing, creating a policy and enforcement gap at household level.

International guidance and LMIC studies converge on effective, low-cost home adaptations, glare-free task lighting and motion sensors; tactile flooring and threshold markers; audible doorbells/appliance feedback; and voice-controlled devices, which reduce environmental demands and improve functional independence. Given grid unreliability in Nigeria, redundancy (battery-backed lights, low-wattage LEDs, tactile/manual alternatives) is recommended to maintain safety during outages and support continuous use of assistive tech.

Nigeria's recent disability-inclusion moves (e.g., Persons with Disabilities (Accessibility) Regulations 2023; NIMC Disability Inclusion Policy 2024) show momentum, but housing translation remains limited. Country analyses stress the need to embed accessibility in permits, finance, and monitoring, not just in aspirational policy statements.

Three gaps persist in Southwestern Nigeria: Few household-level datasets linking socioeconomic status to specific accessibility features and satisfaction inside the home; Scarce evaluations of low-cost, context-appropriate retrofits for rented dwellings; Weak enforcement levers tying UD principles to building control and housing finance. Addressing these requires coordinated policy instruments and mixed-methods designs that capture structural constraints and user experience over time.

RESEARCH METHODOLOGY

Research Design

The study adopted a **descriptive survey research design** to systematically investigate the influence of socioeconomic characteristics on the housing conditions of persons with visual impairment (PVI) in Southwestern Nigeria. This design was selected because it allows the researcher to capture both quantitative and qualitative dimensions of living conditions, accessibility, and satisfaction levels. The approach enabled the collection of first-hand data directly from visually impaired individuals and complemented this with institutional and professional insights from relevant stakeholders. Data were collected through structured questionnaires capturing demographic attributes and housing conditions. Quantitative data were analysed using SPSS 27, employing frequency distributions, percentages, and chi-square tests to identify associations between socioeconomic variables and housing choice. Qualitative responses were thematically analysed to contextualise statistical trends.

Research Population

The research population for the study was people with special needs, with particular emphasis on visually impaired individuals in the study area. Thus, the research population was conceived to be adults (people aged 18 years and above) living, working, and studying in the study area. This definition was deliberately adopted to include all categories of visual impairment, as well as schools and homes where people with visual impairment were domiciled, in order to capture all the essential information needed for the study.

Accordingly, the population for the study comprises all the schools with hostel facilities or homes for people with visual impairment in Southwest Nigeria. Field survey shows that there are eight (8) of such schools and homes in Southwestern Nigeria, with a population of one thousand, two hundred and fifty-nine (1,259) individuals. This constituted the population for the study,(see Table 1). Hostel facilities were assessed to determine the quality of facilities available to them.

Sample Frame

The sample frame consists of all people with visual impairment in relation to home facilities in Southwest Nigeria, (Table 1) Out of all the schools and homes in Southwest Nigeria, eight were identified as predominantly centres or homes for the blind, which constituted the sampling frame for the study.

Table 1: Sample Size; Schools and Homes for People with Visual Impairment in Southwest Nigeria

S/N	State	Name of the School/Home	Enrolment	Sample Size
1	Ekiti	Government Special School for the Blind, Oke-Osun, Ikere, Ekiti State	208	104
2	Oyo	Nigerian Training Center for the Blind, Isale Adeniran, Ogbomoso North, Oyo State	48	24
3	Ondo	Ondo State Visually Impaired, Owo	302	151
4	Oyo	Federal College of Education (Special), Akinmorin, Oyo	154	77
5	Lagos	Lagos Pacelli School for the Blind, Surulere	98	49
6	Lagos	Bethesda Home for the Blind, Idi-Oro	41	21
7	Lagos	Resource Centre for the Blind	67	34
8	Lagos	Federal Nigeria Society for the Blind, Oshodi	341	171
Total			1259	631

Source: Author's Compilation (2024)

DATA ANALYSIS AND PRESENTATION OF FINDINGS

The results and interpretation of the data collected from the field. Questionnaires were administered across four Southwestern states—Ekiti, Lagos, Ondo, and Oyo. Out of 631 distributed, 587 valid responses were obtained, representing a robust 93.0% response rate, far exceeding the 30% benchmark suggested by Sekaran and Bougie (2016). Supplementary data were gathered via key informant interviews (KII) and structured observations. Both descriptive and inferential statistics (percentages, cross-tabulations, chi-square tests, mean weighted scores, and satisfaction indices) were used for analysis.

Socioeconomic Characteristics of Visually Impaired Persons

Visually impaired's socioeconomic features—age, gender, marital status, education, income, and employment, directly influenced their housing access and satisfaction.

(i) Age: Majority were between 30 and 49 years (50.1%), the economically active age bracket. Older respondents (60+) emphasized safety facilities such as grab bars and tactile flooring, while younger ones prioritized assistive technologies like screen readers (Table 2).

(ii) Gender: Males formed 55.3%, females 44.7%. Women expressed greater dissatisfaction with kitchen accessibility, while men noted poor lighting and mobility barriers.

(iii) Income and Employment: Most respondents experienced high unemployment and underemployment, limiting financial stability and independence. Their generally low income levels further restricted the ability to modify or maintain accessible homes, reinforcing dependency. This pattern confirms that employment status and income are key determinants of housing adequacy and quality of life for persons with visual impairment (Ubani *et al.*, 2020; Ojo and Olaniyan, 2018)

Table 2: Socioeconomic Characteristics of People with Visual Impairment in Southwest Nigeria

S/N	Variable	Frequency (N)	Percentage (%)
1	Age (Years)		
	18 - 29	95	16.1
	30 - 39	155	26.4
	40 - 49	139	23.7
	50 - 59	109	18.6
	60 and above	89	15.2
	Total	587	100
2	Gender		
	Male	325	55.3
	Female	262	44.7
	Total	587	100
3	Employment Status		
	Unemployed	172	29.3
	Self-Employed	142	24.1
	Retired	127	21.7
	Public Sector	99	16.8
	Private Sector	47	8.1
	Total	587	100.0
4	Monthly Income		
	Below ₦70,000	224	38.2
	₦70,000 - ₦120,000	153	26.1
	₦120,001 - ₦170,000	110	18.7
	₦170,001 - ₦220,000	62	10.6
	Above ₦220,000	38	6.4
	Total	587	100.0

Source: Author's Field Survey (2025)

Home Characteristics

This section consolidates evidence on how dwelling typology, occupancy, mobility practices, and fabric condition shape daily functioning, safety, and satisfaction for people with visual impairment (PVI) in the study area. Findings consistently indicate that environmental and socioeconomic constraints—rather than individual adaptive capacity, drive accessibility and quality differentials (Kitchin, 2000; Imrie, 2012; Steinfeld, Maisel, and Imrie, 2012).

(i) Type of Residence

Most respondents live in flat bungalows (34.6%), followed by self-contained units (21.9%) and tenement bungalows/“Face-me-I-face-you” (18.7%); smaller shares occupy flat storey buildings (9.4%), institutional apartments/dormitories (7.6%), boys’ quarters (4.1%), and other structures (3.7%) (n=587) see Table 3. Single-storey layouts are inherently easier to navigate, but the prevailing stock lacks intentional accessibility features and typically requires retrofitting. Self-contained units and institutional housing record higher satisfaction due to built-in adaptations (e.g., handrails, audible alarms, wider passages) and administrative support. By contrast, tenements concentrate lower-income households in overcrowded, hard-to-modify environments with reduced privacy and elevated hazard exposure. The typology profile accords with prior work showing preference for flats on privacy and usability grounds (Aribigbola, 2000, 2011; Odunjo, 2014; Odunjo *et al.*, 2015; Oladimeji, 2023) and with arguments for mainstreaming universal design in low- and middle-income contexts (Imrie, 2012; Adebayo, 2013).

Table 3: Type of Residence

Type of Residence	Frequency (n)	Percentage (%)
Flat Bungalow	203	34.6
Self-Contained Unit	129	21.9
Tenement (Face-me-I-face-you Bungalow)	110	18.7
Flat Storey Building	55	9.4
Apartment/Dormitory	45	7.6
Boys’ Quarters	24	4.1
Others (e.g., huts, kiosks, improvised)	22	3.7
Total	587	100.0

Source: Author’s Field Survey (2025)

(ii) Number of Occupants in Respondents’ Rooms

Overcrowding is widespread: 42.4% share rooms with 3–4 occupants; 26.8% with 1–2; 18.3% with 5–6; and 12.5% with greater than 6 occupants (Figure 3). High density disrupts spatial consistency, impedes access to assistive devices, and elevates collision/trip risks, thereby undermining autonomy and safe mobility. Respondents in less crowded rooms report better lighting/ventilation and greater control over furniture layouts and aids. These patterns mirror evidence that crowding degrades functional independence among people with sensory disabilities by limiting navigable space and predictability (Ghosh and Varshney, 2019).

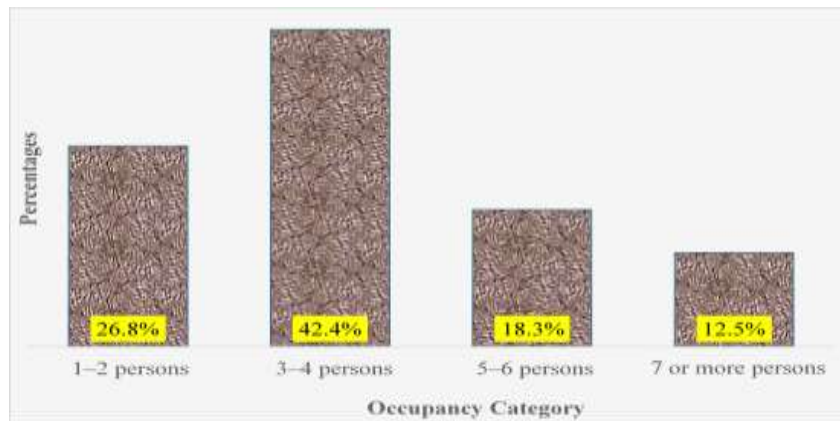


Figure 3: Number of Room Occupants among Visually Impaired Respondents. Source: Author's Field Survey (2025)

(iv) Personal Room Occupancy

According to the result presented in Table 4, only 38.6% have a personal room; 61.4% share. Private rooms enable consistent layouts (critical for spatial memory and orientation), lower collision risk, and the installation of tactile markers, motion-sensor lighting, and voice-controlled appliances. Shared rooms are characterized by unpredictable rearrangements, obstructed paths, misplacement of personal tools, and curtailed privacy, directly constraining independent living and well-being. This aligns with arguments that spatial autonomy is foundational to dignified living for PVI (Imrie and Hall, 2001).

Table 4: Personal Room Occupancy

Room Availability	Frequency (n)	Percentages (%)
Yes (Has own room)	227	38.6
No (Shares room with others)	360	61.4
Total	587	100.0
Total	587	100.0

Source: Author's Field Survey (2025)

(v) Primary Mode of Navigation

Figure 4 presents the distribution of respondents by their primary mode of indoor navigation, nearly half (49.6%) use a white cane; 35.8% rely on human assistance; 9.7% navigate independently; 3.6% use other improvised methods; and 1.3% use guide dogs. Independence is greatest in self-contained

or purpose-built units featuring tactile cues, uncluttered pathways, rails, and voice prompts. Reliance on human guides clusters in crowded/shared settings lacking orientation cues and spatial regularity. Minimal guide-dog use reflects financial barriers, limited local training infrastructure, and cultural acceptability issues; such programs remain underdeveloped in Nigeria. Priority actions include investment in Orientation and mobility (O and M) training and low-cost environmental cues (tactile indicators, handrails, audible signals), consistent with WHO recommendations for disability-inclusive housing (WHO, 2011).

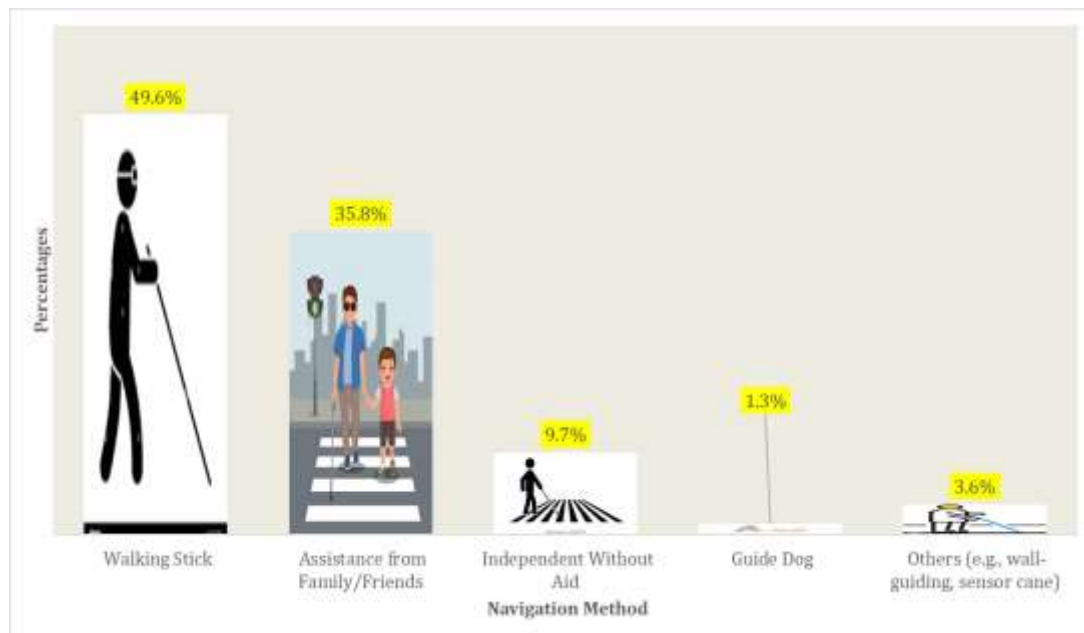


Figure 4: Primary Mode of Navigation within the Home among Visually Impaired Respondents

Source: Author's Field Survey (2025)

(vi) General Condition of the Home Environment

The Table 5 presents the respondents' assessment of the overall condition of their residential environment. Only 18.9% rate their homes "very good" and 26.8% "good"; 22.1% are indifferent; 21.4% "not good"; and 10.8% "not good at all." Thus, about a third (32.2%) reside in unsatisfactory environments. Common deficits include inadequate lighting, slippery/uneven floors, absent rails/grab bars, and crowding. Higher ratings concentrate in self-contained/specialized residences with tactile indicators, sensor lighting, accessible bathrooms, and clear circulation. The substantial "indifferent" share likely reflects normalization of long-standing inadequacy and constrained alternatives among older and lower-income respondents (Kitchin, 2000; Imrie, 2012). Policy responses must move beyond minimum standards to embed user feedback and lived-experience metrics into housing quality assessment.

Table 5: General Condition of the Home Environment

Condition of Home Environment	Frequency (n)	Percentage (%)
Very Good	111	18.9
Good	157	26.8
Indifferent	130	22.1
Not Good	126	21.4
Not Good at All	63	10.8
Total	587	100.0

Source: Author's Field Survey (2025)

(vii). Socioeconomic Characteristics in Relation to Home Condition

The study also examined the relationship between the socioeconomic characteristics of the visually impaired people and their home conditions in the study area. The essence is to have a full understanding of the environment where they reside. The socioeconomic characteristics of the visually impaired people assessed in the study are age, gender employment status and income. These were selected because they have direct bearing on the home conditions of the visually impaired. On the other hand, home condition was measured using wall condition, roof condition, ceiling condition, floor condition as well as finishes condition. Chi-square tests indicate statistically significant associations ($p < 0.05$) between condition ratings and age, employment, and income (with modest gender effects).

Relationship between Socioeconomic characteristics and Wall Conditions

The relationship between age and wall conditions is discussed below (Table 6):

(i)Age: Older groups (50–59; ≥ 60) consistently provide poorer ratings across elements (e.g., for walls, the ≥ 60 group shows the highest “not adequate at all” at 12.6%; for floors and ceilings, “not good/not good at all” peaks among older cohorts). This pattern is consistent with cumulative exposure to deterioration and reduced maintenance capacity (Imrie, 2012; Kitchen, 2020).

(ii)Gender: Differences are small; women report slightly higher “very good/good” shares for walls/floors, plausibly reflecting day-to-day domestic management and micro-adaptations (Oladokun, Adetunji, and Ajayi, 2021).

(iii) Employment: Public and private sector workers consistently report better conditions (e.g., walls: 22.5% and 19.7% “very good,” respectively), while unemployed and retired respondents show the most negative assessments, underscoring the protective role of stable income for maintenance.

(iv)Income: Condition ratings improve monotonically with income. Mid-high earners (₦170,001–₦220,000 and $>₦220,000$) register the highest “very good/good” shares and the lowest negative ratings across walls (e.g., 31.0% and 26.5% “very good”), floors (25.6–28.4% “very good”), ceilings (22.5–26.0% “very good”), roofs (30.0–30.5% “very good”), and finishes (28.0–31.5% “very good”). These gradients confirm that financial capacity is decisive for accessing better stock and financing upkeep (Abdol Aziz, 2021; Ayeni and Oloyede, 2023).

Table 6:Age, Gender, Employment Status and Income in Relation to Wall Condition

Variable	Category	Very Good (%)	Good (%)	Indifferent (%)	Not Good (%)	Not Good at All (%)	χ^2 (p-value)
Age (Years)	18–29	15.2	27.8	25.0	10.7	5.3	18.34 (.032)
	30–39	21.4	29.7	23.8	7.7	4.4	
	40–49	18.7	24.6	22.1	10.3	5.6	
	50–59	13.9	19.0	19.9	12.0	8.0	
	60 and above	11.8	18.9	16.7	13.2	12.6	
Gender	Male	16.5	25.1	22.3	8.1	4.6	
	Female	20.8	28.4	21.9	7.1	3.1	
Employment Status	Unemployed	12.6	20.6	26.4	10.0	5.7	
	Self-employed	18.1	26.7	24.3	8.1	3.5	
	Retired	10.3	18.7	20.9	11.2	8.6	
	Public Sector	22.5	31.0	19.8	5.1	3.1	
	Private Sector	19.7	28.4	22.0	6.5	3.9	
Monthly Income	Below ₦70,000	10.2	19.8	29.1	7.4	4.9	
	₦70,000– ₦120,000	19.4	27.5	20.3	6.4	4.3	
	₦120,001– ₦170,000	22.0	28.3	18.9	5.6	4.0	
	₦170,001– ₦220,000	31.0	35.0	12.5	5.0	2.5	
	Above ₦220,000	26.5	30.1	17.6	6.2	3.2	
	Above ₦220,000	26.5	30.1	17.6	6.2	3.2	

Source: Author's Field Survey (2025)

Furthermore, the relationship between socioeconomic characteristics and Floor condition is shown in Table 7; ceiling condition is shown in Table 8; roof condition is shown in Table 9, while finishes condition is shown in Table 10.

Table 7: Age, Gender, Employment Status and Income in Relation to Floor Condition

Variable	Category	Very Good (%)	Good (%)	Indifferent (%)	Not Good (%)	Not Good at All (%)	χ^2 (p-value)
Age (Years)	18–29	17.5	26.8	24.2	21.0	10.5	16.21 (0.041)
	30–39	20.3	28.0	22.7	18.2	10.8	
	40–49	19.2	26.4	21.8	21.5	11.1	
	50–59	15.8	21.1	18.4	25.3	19.4	
	60 and above	12.1	18.6	17.0	27.0	25.3	
Gender	Male	18.0	25.4	22.8	23.3	10.5	
	Female	19.5	28.7	21.5	19.1	11.2	
Employment Status	Unemployed	13.0	21.0	26.5	26.2	13.3	
	Self-employed	15.4	25.6	23.7	23.0	12.3	
	Retired	11.7	19.6	21.5	27.8	19.4	
	Public Sector	22.5	29.2	20.0	18.8	9.5	
	Private Sector	20.3	28.7	22.2	20.1	10.7	
Monthly Income	Below ₦70,000	11.0	20.5	28.2	27.5	12.8	
	₦70,000–₦120,000	16.2	25.4	23.5	23.0	11.9	
	₦120,001–₦170,000	20.1	27.8	21.0	20.4	10.7	
	₦170,001–₦220,000	25.6	31.5	15.7	17.2	10.0	
	Above ₦220,000	28.4	33.2	13.1	14.3	11.0	

The Chi-square test indicates a statistically significant association between floor condition ratings and socioeconomic attributes ($p < 0.05$)

Source: Author's Field Survey (2025)

Table 8: Age, Gender, Employment Status and Income in Relation to Ceiling Condition

Variable	Category	Very Good (%)	Good (%)	Indifferent (%)	Not Good (%)	Not Good at All (%)	χ^2 (p-value)
Age (Years)	18–29	14.2	26.7	22.5	25.3	11.3	19.83 (0.021)
	30–39	15.8	27.6	20.4	23.1	13.1	
	40–49	16.0	28.8	21.0	22.2	12.0	
	50–59	13.5	26.5	19.5	27.3	13.2	
	60 and above	11.5	20.3	18.6	29.0	20.6	
Gender	Male	14.5	27.5	22.0	24.0	12.0	
	Female	15.0	28.0	21.0	23.0	13.0	
Employment Status	Unemployed	12.0	23.0	22.0	28.0	15.0	
	Self-employed	15.0	26.7	21.5	25.0	11.8	
	Retired	11.5	22.0	18.9	28.3	19.3	
	Public Sector	18.5	30.5	20.0	20.0	11.0	
	Private Sector	17.0	29.0	21.2	21.4	11.4	
Monthly Income	Below ₦70,000	11.2	22.3	22.8	29.5	14.2	
	₦70,000–₦120,000	14.5	26.8	21.5	25.0	12.2	
	₦120,001–₦170,000	17.0	28.4	20.5	22.5	11.6	
	₦170,001–₦220,000	22.5	33.5	18.0	16.0	10.0	
	Above ₦220,000	26.0	34.0	19.0	13.0	8.0	

Ceiling condition shows a significant association with socioeconomic attributes, particularly employment and income ($p < 0.05$).

Source: Author's Field Survey (2025)

Table 9: Age, Gender, Employment Status and Income in Relation to Roof Condition

Variable	Category	Very Good (%)	Good (%)	Indifferent (%)	Not Good (%)	Not Good at All (%)	χ^2 (p-value)
Age (Years)	18–29	18.5	28.3	22.0	21.0	10.2	17.46 (0.029)
	30–39	21.0	29.5	21.3	18.2	10.0	
	40–49	22.7	30.0	20.0	18.0	9.3	
	50–59	15.2	25.4	19.0	27.0	13.4	
	60 and above	11.0	20.1	17.8	29.0	22.1	
Gender	Male	18.7	26.0	23.0	22.0	10.3	
	Female	19.2	29.3	21.5	20.0	10.0	
Employment Status	Unemployed	13.5	21.0	25.0	26.5	14.0	
	Self-employed	19.0	27.5	22.0	21.0	10.5	
	Retired	12.5	20.0	19.5	28.3	19.7	
	Public Sector	24.0	32.0	19.5	16.0	8.5	
	Private Sector	21.5	29.7	21.0	19.0	8.8	
Monthly Income	Below ₦70,000	11.0	21.5	27.2	28.0	12.3	
	₦70,000– ₦120,000	19.5	28.0	21.5	21.0	10.0	
	₦120,001– ₦170,000	23.0	28.5	19.5	19.0	10.0	
	₦170,001– ₦220,000	30.0	34.0	13.0	15.0	8.0	
	Above ₦220,000	30.5	34.2	14.0	14.5	6.8	

The Chi-square test indicates a statistically significant association between roof condition and socioeconomic characteristics (p < 0.05).

Source: Author's Field Survey (2025)

Table 10: Age, Gender, Employment Status and Income in Relation to Finishes Condition

Variable	Category	Very Good (%)	Good (%)	Indifferent (%)	Not Good (%)	Not Good at All (%)	χ^2 (p-value)
Age (Years)	18–29	15.5	27.5	23.0	23.0	11.0	19.25 (0.023)
	30–39	21.0	30.0	22.0	17.5	9.5	
	40–49	22.5	28.5	21.0	18.0	10.0	
	50–59	14.0	24.0	20.0	28.5	13.5	
	60 and above	11.0	20.0	18.5	29.0	21.5	
Gender	Male	18.0	26.5	22.0	22.5	11.0	
	Female	19.8	29.5	21.5	20.0	9.2	
Employment Status	Unemployed	12.5	21.5	25.0	26.5	14.5	
	Self-employed	18.5	27.0	22.0	21.0	11.5	
	Retired	11.5	19.5	20.5	28.0	20.5	
	Public Sector	23.0	32.5	19.0	16.0	9.5	
	Private Sector	20.0	29.5	21.0	19.0	10.5	
Monthly Income	Below ₦70,000	10.0	20.5	26.5	28.5	14.5	
	₦70,000– ₦120,000	19.5	28.5	21.0	20.0	11.0	
	₦120,001– ₦170,000	22.0	28.0	20.5	19.0	10.5	
	₦170,001– ₦220,000	28.0	34.0	14.0	15.5	8.5	
	Above ₦220,000	31.5	34.5	14.0	13.5	6.5	

Finishes condition ratings vary significantly across income and employment groups, with higher-income and employed respondents reporting more positive assessments ($p < 0.05$)

Source. Author's Field Survey (2025)

Home-Related Challenges Due to Visual Impairment

Figure 5 revealed that inaccessible layouts (67.3%), difficulty navigating spaces (61.9%), absence of safety features (59.1%), and inadequate lighting (53.6%) were the most pressing domestic barriers for persons with visual impairment (PVI). Other deficits included poor ventilation (42.7%), lack of braille labelling (36.2%), low water pressure (33.5%), and absence of assistive technologies (31.4%). These findings confirm that limitations are primarily structural and architectural, not individual (Steinfeld, Maisel, & Imrie, 2012). Qualitative evidence corroborated that housing is rarely constructed to universal design standards, leaving the financial burden of retrofitting to households least able to afford it. Weak enforcement of building codes compounds these systemic inadequacies, producing hostile and exclusionary domestic environments.

These figures reflect the extent to which the residential environments of many visually impaired individuals in the study area fall short of supporting safe, independent, and dignified living.

CONCLUSION

This study established that the housing conditions of persons with visual impairment (PVI) in Southwestern Nigeria are shaped by the complex interaction of socioeconomic characteristics—particularly income, employment, and educational attainment. Findings revealed that most respondents earn below ₦70,000 monthly, a factor that directly limits their capacity to retrofit homes or access purpose-built housing with adaptive facilities. Employment instability and underemployment were found to compound dependency and reduce living satisfaction. Statistically significant associations were observed between socioeconomic attributes and housing adequacy indicators, including wall, floor, ceiling, and roof conditions.

Despite residing in the country's most urbanised region, the visually impaired population continues to inhabit environments lacking in tactile cues, safety installations, and accessible layouts. The prevalence of shared rooms, overcrowding, and low adaptive technology usage underscores structural inequality in Nigeria's housing system. The study thus concludes that socioeconomic inequality—not visual impairment per se—remains the dominant barrier to achieving inclusive housing and independent living for persons with visual impairment in the region.

RECOMMENDATIONS

Inclusive Housing Policies: Government at federal and state levels should embed universal design principles into housing policies, codes, and building approvals. Accessibility should be treated as a right and a minimum requirement, not an optional feature. **Economic Empowerment and Subsidies:** Housing improvement schemes for the visually impaired should include targeted financial support, rent subsidies, and soft loans to enable home modification and adaptive technology acquisition.

Capacity Building and Public Awareness: Continuous training for architects, builders, and housing authorities is crucial to ensure compliance with inclusive design standards. Awareness campaigns should promote societal understanding of the functional needs of Persons with Visual Impairment.

Enforcement of Accessibility Regulations: Institutions such as the National Commission for Persons with Disabilities (NCPWD) must intensify the enforcement of the 2023 Accessibility Regulations and monitor compliance at the household level.

Promotion of Low-Cost Retrofits: Researchers and local innovators should develop cost-effective retrofit solutions such as tactile floor markers, anti-slip surfaces, motion-sensor lighting, and voice-guided devices adaptable to low-income households. **Integration into Urban and Housing Finance Systems:** Public and private housing finance mechanisms should include accessibility criteria in loan assessment and project evaluation to mainstream disability inclusion within housing development frameworks.

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