# Factors Affecting Residential Satisfaction in Low-Income Housing: Case Study of War College Housing in Gwarinpa Estate-Abuja, Nigeria

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**Abstract :** Low-income housing for poor people in urban areas is a global challenge, especially in developing countries. The quality of construction of mass housing is oftentimes compromised, thus resulting in a housing deficit, thereby affecting the residential satisfaction of users. This research analyses the various factors affecting residential satisfaction in War College Housing Estate, Abuja, Nigeria. These were investigated using parameters such as environmental characteristics and public amenities such as public benefits, safety/security, and sociodemographic characteristics. The study adopted a quantitative approach for the data gathering through literature reviews within the topic's scope. The survey was conducted between April to May 2021 using a questionnaire form that was distributed to household members, onsite analysis within the selected housing project, and interviews with a few professionals within the field of this research. Data gathered from the survey and analysis on housing and sociodemographic characteristics, amongst others, were acquired through the means of interviews and site surveys of the selected Housing Estate. Findings from the various characteristics determining satisfaction revealed that residents had varying levels of satisfaction, ranging from a scale of satisfied to dissatisfied. It is recommended that the government come up with policies that will not only make the environment clean and safe but also make sure that the needs of the people who live there are taken into account. This will help the people who live there be more satisfied with their homes.
**Keywords :** residential satisfaction, neighborhood satisfaction, low-income housing, socio-demographic characteristics, Nigeria