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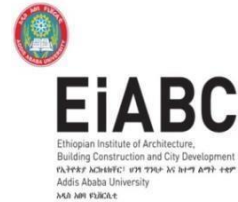
**The impact of urban renewal projects on low- income residents in
AddisAbaba: The case of American Gibi, Addis Ketema Sub-City**

By: Anteneh Negussie

Advisor: Bosen Yirga (Ph.D.)

October, 2024

Addis Ababa, Ethiopia



ADDIS ABABA UNIVERSITY

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CITY DEVELOPMENT (EIABC)**

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ADDIS ABABA: THE CASE OF AMERICAN GIBI, ADDIS KETEMA SUB-
CITY**

**A Thesis Submitted to the School of Graduate Studies of Addis Ababa University,
Ethiopian Institute of Architecture, Building Construction and City Development, Presented
in Partial Fulfillment of the Requirements for the Award of Masters of Science Degree in
Urban Planning**

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October, 2024
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DECLARATION

I, Anteneh Negussie Teferi the under signed, declare that this thesis entitled: “The Impact of Urban Renewal on Low- Income Residents in Addis Ababa: The case of American Gibi, Addis Ketema Sub- City” is my original work. With the instruction and help of the research supervisor, I completed the research job on my own. This research has not been submitted for any degree or diploma at this or any other school, and all materials used in the thesis have been properly acknowledged.

Anteneh Negussie

This is to certify that this thesis prepared by Anteneh Negussie entitled: “The Impact of Urban Renewal on Low- Income Residents in Addis Ababa: The case of American Gibi, Addis Ketema Sub- City” in partial fulfillment of the requirements of the MSC Degree in Urban Planning with the regulations of the university.

Signed by Examining committee

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Abstract

This study examines the impact of urban renewal projects on low-income residents in American Gibi, a neighborhood in Addis Ketema Sub-City, Addis Ababa, and to identify determinant factors of satisfaction level of relocates. The researcher used a mixed research approach and the research is both descriptive and inferential/analytical in type. Both primary and secondary data were gathered for this study. The primary data were collected from relocated site households and secondary data were collected from different journals, books, papers, and other recorded documents. The sample of displaces was selected through stratified random sampling and simple random sampling methods. Data were gathered through questionnaires and in-depth interviews through open-ended and close-ended questions. Primary and secondary data were analyzed based on qualitative, descriptive, and inferential analysis methods depending on the type of data to be collected. From this study, the researcher concludes that due to urban renewal projects, relocates lost their social and informal interactions, jobs and locational advantages, and sufficient compensation for their loss. The researcher also concludes that the relocates satisfaction level is determined by variables age, educational status, employment status, transport access, and access to basic infrastructures. To alleviate these problems, the researcher recommended for the concerned body to change the socio-economic conditions of relocates, to participate the community, to work on determinant factors of satisfaction level to satisfy the relocates.

Keywords: Addis Ababa, urban renewal, low-income households

Table of Content

Contents

Chapter One: Introduction	1
1.1 Background of the study	1
1.2 Statement of the problem	2
1.3 Research question	4
1.4 Research objective	4
1.4.1 General objective of the research	4
1.4.2 Specific objective of the research	4
1.5 Scope of the study	5
1.6 Significance of the Study	5
1.7 Limitation of the study	5
Chapter Two: Literature Review	8
2.1 Theoretical Review	8
2.1.1 Definition of urban renewal	8
2.1.2 Historical Development of Urban Renewal	10
2.1.3 Urban Renewal in Developing Countries	14
2.1.4 Reasons for Urban Renewal	15
2.2 Approaches to urban renewal	17
2.3 Principles of Urban Renewal	17
2.3.1 Redevelopment	17
2.3.2 Rehabilitation	18
2.3.3 Integration	18
2.4 Benefits of urban renewal	18
2.5 Urban renewal draw backs	19
2.6 Urban renewal program	20
2.7 Historical overview of urban regeneration era	22
2.8 Conceptual Review	24
2.9 Local Development Plan Practices in Ethiopia	25
2.10 Urban renewal policies and strategies in Ethiopia	25
2.11 Implementation challenges on urban renewal Programmes in Ethiopia	26
2.12 International Case Studies	26

Chapter Three: Research methods and materials	28
Research design	28
Site selection criteria	28
3.1 Description Study Area.....	29
3.2 Research design	31
3.3 Data types	31
3.4 Sources of data	31
3.5 Sampling design	33
3.5.1 Sampling Techniques.....	33
3.5.2 Sampling Size.....	33
3.6 Data Analysis and Interpretation.....	34
3.7 Data Validity and Reliability.....	34
Validity.....	34
Reliability	35
Chapter Four: Result and Discussion	35
4.1 Demographic background of the respondents	35
4.2 The impact of resettlement on low –income residents.....	37
4.2.1 Impact on Social Networks.....	37
4.2.2 The physical and psychological impacts of relocation on low-income residents as part of the urban renewal program.....	39
4.3 Socio Economic and infrastructural status before and after resettlement	40
4.3.1 Comparison of redevelopment and new site	40
4.3.2 Monthly income level.....	41
4.3.3 Average household expense in the new site.....	42
4.4 Compensation Issues.....	43
4.5 Transportation problems	44
4.5.1 Daily means of transportation.....	44
4.5.2 Location V.S Job and transportation	45
4.6 Spatial and physical problems	46
4.7 Housing conditions.....	46
4.8 Participation and information sharing during urban renewal process	51
4.9 Required time to prepare for relocation	51
4.10 The Prospects of Urban renewal in American Gibi in Displaced PeopleContext	53
4.11 Legal and Institutions basics of relocation.....	55
Legal Framework.....	56

Institutional Roles	56
Social and Economic Impact	56
Chapter Five: Conclusion and recommendation	58
5.1 Conclusion.....	58
5.2 Recommendation.....	59
Reference	61
6- APPENDIXES	66
APPENDIXES I: Questionnaire	66
APPENDIX II: Publishable manuscript.....	i

List of Tables

Table 1: The Evolution of urban renewal	23
Table 2: Demographic characteristics of respondents	35
Table 3: Household size of relocated households	37
Table 4: Martial status	37
Table 5: Employment status when in America Gibi and in new site	40
Table 6: Monthly income on America Gibi and in new settlement area.....	42
Table 7: Average household expense for the new site	43
Table 8: level of compensation during urban renewal process?	44
Table 9: Means of transportation in America Gibi and in new site	44
Table 10: Transportation vs. location to jobs in America Gibi and new site.....	45
Table 11: The availability of transportation service when you compare from previous settlement area.....	46
Table 12: Numbers of rooms in America Gibi and in new site.....	47
Table 13: Wall types in America Gibi and in new site	48
Table 14: Toilet in America Gibi and in new site	49
Table 15: kitchen facilities in America Gibi and in new in site.....	50
Table 16: Water supply in America Gibi and in new site	50
Table 17: Level of participation during urban renewal process?	51
Table 18: Perception of respondents on dislocation	51

List of figures

Figure 1: Location map of the study area 30

Figure 2 Ajamba Condominium (new site)..... 32

Figure 3 American Gibi 32

Figure 4: Current condition of American Gibi..... 39

Figure 5: Current condition of American Gibi..... 39

Figure 6: Current condition of new site 41

Figure 7: Proposed Land use for American Gibi 46

Figure 8: Current housing conditions in American Gibi..... 48

Figure 9: Relocation Neighborhood in a Peri-Urban Zone..... 49

Figure 10: Water and sanitation problem in Ajamba Condominium (new site) 51

Figure 11: some of the current situation in American Gibi 52

Acronyms

AACA-	Addis Ababa City Administration
AAUPI	Addis Ababa Urban Plan Institute
CBD	Central Business District
CSA	Central Statistics Agency
EC-	Ethiopian Calendar
Eddir	Traditional Institution to support mourning and funerals
EPA	Ethiopian Press Agency
FDRE	Federal Democratic and Republic of Ethiopia
HUD	Housing and Urban Development
IIED	International Institute for Environmental Development
IHDP	Integrated House Development Programs
LDP	Local Development Plan
MoFED	Ministry of Finance and Economic Development
NGO	Non-Governmental Organization
PASDEP	plan for Accelerated and Sustained Development to End of Poverty
RPF	Resettlement policy framework
SP -	Structure Plan
UN	United Nation

Chapter One: Introduction

1.1 Background of the study

Urban renewal is a process of reutilizing resources and rebuilding the urban environment, in order to be consistent with the requirements of modern urban development (Zhang, et al., 2023).

Policies reflected the concept of urban renewal shaped every period. Renewal came at the top of the ladder of planned intervention in urban areas. The concept of renewal has implied a wide meaning and be involved in different aspects in terms of urban revitalization. (Acioly and Claudio, 1999, p.9).

Urban renewal, as an active urban development strategy, aims to reshape the cityscape and optimize urban spatial arrangements to meet the surging demands of a growing population, which further enhances the quality of living environments (Chen, et al., 2023).

It also involves the relocating of an existing low-income population in order to make room for more lucrative endeavors like the development of offices, shops, and luxury homes, as well as the provision of various infrastructure facilities to centrally located old, run-down, and slum urban areas (Robert et al., 2000).

The concept of urban renewal in the context of Western countries connotes the meaning of direct the concept urban renewal refers to the government intervention in the spatial structure targeting to improve the physical and environmental conditions of deteriorated area (Gezahegn, 2017, p.22).

Dijk (2008) states that the process of remodeling older parts of urban areas, including their central business areas, by means of rehabilitation and conservation as well as redevelopment. Midhurst et al. (1969) define urban renewal as the demolition of property in a way that clears a large area of ground and so permits the planning and construction of a new set of buildings, streets, and spaces.

Urban renewal programs are generally undertaken by local governments and other public authorities. The emphasis is on those parts of the urban area which have fallen below current standards of public acceptability (commonly termed as slums). These are usually to be found in the residential parts of the inner city and in the central business district itself (Dijk, 2008).

Traditionally, urban redevelopment has involved displacing the low-income population that already existed (Midhurst and Lewis, 1969). This is in most case with a view to provide space for more profitable office, commercial and luxury residential development or the provision of transport facilities. Urban renewal causes eviction and relocation of people or business from their original places, hence, people isolated from inner cities were likely to lose important locational advantages linked to their survival, (Gebre, 2008 cited in Davidson et al. 1993). Resettlement as well as its own impact on the low-income household's income, education, health service, social network and transportation (Gebre, 2008).

Redevelopment programs are being implemented in Addis Ababa in order to improve the socio-economic and infrastructural problems of the city. Infrastructural and road expansions, housing, environmental sanitary and investment projects are currently being widely carried out in the city (Megento,2013). The projects will certainly improve the lives of many people, however the "involuntary displacements caused by such projects also creates major impositions on some population segments", as stated by Cernea (2000: 12).

According to Ashenafi (2001), Overcrowding, crumbling structures, and insufficient services define Addis Ababa's inner city. In the inner city, the wealthy and the impoverished coexist. Low-income people are highly dependent on location, particularly in the inner city and economically active areas where transportation costs are low, which low-income people prefer. The economic characteristics could also be described by the intermingling of formal and informal economic activities. There is no single area where formal economic activities operate. (Ashenafi, 2001, p. 8)

1.2 Statement of the problem

Globally, urban relocation is increasing, and it was estimated that in Africa, it will "exceed population displacements in any other single sector."(Cernea, 2005). Businesses have been disrupted by the migration, particularly as many impoverished people rely on unpaid labor done at markets and from their houses. Moving away from these places came with a locational disadvantage, including increased living expenses and transportation issues.

Programs for inner city redevelopment and urban renewal are important tools for developing prime properties that are currently underutilized, meeting current urban demands, and directing city development in accordance with the master plan (ORAAMP, 2002). Before the 1980s, the main approach to urban renewal in developing countries was in the form of squatter eradication

and relocation of the population to low-cost housing projects (Laquian, 1984)

There are a lot of challenges during urban renewal programs, especially in developing countries. From those countries, Nigeria is one of the countries that apply the urban renewal program. When the program concluded, approximately 72.7 percent of the original residents departed from the neighborhood, and only 27.3 percent of the redevelopment fell into the low-income category. (Ibeakuzie, 2002; Dimuna and Omatsone, 2010, pp. 32-44). One of the problems is that urban deterioration has the highest incidence in Ethiopia, where it is believed that more than 80% of Addis Ababa city is covered with deteriorated areas. Muzzini,(2008). From those cities, Addis Ababa is one of the deteriorated cities, and to solve this problem, urban renewal and upgrading are interventions (Muzzini, 2008) that are implemented to improve and renew slum areas.

The loss of spatial attachment is insurmountable for some households wherefore, despite often increasing rent prices caused by speculation over urban development, they sometimes return from relocation areas to neighbourhoods near their previous place of resident to regain and retain social- and economic networks (Liu et al., 2018). In Ethiopia, this situation has been observed in recent scholar's studies in Addis Ababa. Research by Ashenafi (2001) explores inner-city renewal in Addis Ababa:

Accordingly, the post-relocation program had a negative impact on the displaced people's social capital. This can be proven by looking at how it affects social ties or networks, the reciprocity standard, personal relationships, and traditional institutions of support negatively. According to the aforementioned idea, research that have already been conducted have mainly focused on the effects of DID and its consequences on the social lives of the affected populations on livelihood social capital rejuvenation, compensation, legislative frameworks, and human rights (Taylor and Comer, 1974).

In Ethiopia, studies conducted on urban development-induced displacement in Addis Ababa include (Birhanu, 2006; Dejene, 2005; Frehiwot 2013; Fitsum, 2007; Gebre, 2008; Ashenafi, 2001). These studies indicated that displaced poor households are exposed to various dimensions of livelihood risks. While few studies were conducted on the impacts of low-income inhabitants' social and economic capital,

In addition to these previous studies by (Mejia, 1999), (Abbuta, 2003), (Wu, 2004), (Zhi, 2020), and (Gopal, 2006) little information was gathered from social institutions in urban renewal and

development strategy, which failed to generate positive participation and contribution by social institutions, thus limiting positive impact in the development process because most of them focused on induced development, problems in realization of renewal projects within a reasonable period of time, impacts of urban renewal-induced displacement on the environment, and the impact of urban renewal on land surface temperature changes. It may be inferred that people paid less attention to and were less concerned with doing a study that included the effects of low-income residents' social and economic capital.

While few studies were conducted on the impacts of low-income inhabitants' social and economic capital, this thesis was therefore intended to fill the research gap.

1.3 Research question

The specific research questions are: the following

1. What are the main challenges in the inner city renewal projects in Addis Ababa?
2. What are the effects of existing settlements on social, economic and spatial terms in Addis Ababa?
3. How can we assess the impact of resettlement on low-income residents of American Gibi?
4. What is the possible solution to the identified problems?

1.4 Research objective

1.4.1 General objective of the research

The general objective of the study is to assess the impacts of inner city renewal projects on low income residents of American Gibi, Addis Ketema sub city, Addis Ababa.

1.4.2 Specific objective of the research

- ✚ To explain the main challenges in the inner city renewal projects in Addis Ababa
- ✚ To Explain the effects of existing settlements on social, economic and spatial terms in Addis Ababa
- ✚ To assess the impact of resettlement on low-income residents of American Gibi
- ✚ To suggest possible solution to improve the process of inner city renewal

1.5 Scope of the study

The scope of the study in terms of geographical location is limited to Addis Ketema sub city America Gibi because of two reasons; first it might be observable that there is an increase urban renewal process in Addis Ketema sub city. And majority of inhabitants of the study area are lower class and the affected communities who were living in these areas are members and actively involved in different social relationships. In terms of thematic scope this study focus the low income groups addresses, the social networks, the physical dimensions, the psychological dimension of the effects of urban renewal

1.6 Significance of the Study

Further, the study might contribute to the literature related to the urban redevelopment initiatives, as well as, it could be an input to the decision makers in the policy making process that embraces people's interests to be included in the policies. This paper is significant because it fills in the research gap, offers empirical evidence, adds to our understanding of the topic of Ethiopian renewal and the effects of urban renewal on the lives of displaced people, and helps development planners make decisions based on fact.

The impact of urban revitalization on low-income inhabitants and the degree to which independent variables influence the satisfaction level of relocating households; and for providing new insights that helps in improving the redevelopment schemes and its implementation procedures; and minimize the future risk of redevelopment induced disruptions. In addition, it serves as a source of knowledge for urban managers, planners, and decision-makers to help them make well-informed decisions on the inner city renewal process.

1.7 Limitation of the study

The researcher faced some major obstacles while conducting this study. One of these issues was the challenge of locating the relocated individuals and getting their consent to complete the questionnaire. Due to the small budget that was available to carry out the study, there was yet another significant restriction. Even though efforts were made to gather as much accurate information as possible, it was difficult to get useful data from the sub-city. The other limitation of this study was that reference materials, especially books relevant to the research, were not easily available. Another issue I encountered during the study was that it was difficult to conduct FGD in light of the current COVID-19 pandemic situation.

1.8 Organization of the thesis

This research paper is organized into five consistent chapters. The first chapter is an introduction which includes the background of the study, problem statement, objective of the study, research questions, significance of the study, scope of the study, and limitations of the study; the second chapter covers the relevant literature review; the third chapter deals with the applied methodology for the research; the fourth chapter deals with the results and discussions; and the fifth and the final chapter contains the conclusion, recommendation and future research directions.

1.9 Ethical Consideration

Ethical clearance and permission were obtained from the institutional review board of the Urban Planning Department, EiABC, Addis Ababa University. A formal letter of cooperation for various entities was also granted. Participation in the study was on a voluntary basis and participants were asked for willingness before they provided answers to the questionnaire. The subjects are also assured that their responses are used only for the purpose of the study and they have been given an explanation on the objectives and the significance of the study. The study did not include any names or other identifying information to keep the respondents' confidentiality.

Chapter Two: Literature Review

This chapter reveals the meaning of urban renewal, benefits and drawbacks of urban renewal, the challenges and opportunities of urbanization, discuss about types of slum and slum formation, and historical development of urban renewal with international case studies.

2.1 Theoretical Review

2.1.1 Definition of urban renewal

Urban renewal refers to the redevelopment of urban centers (Carl, 2015). most often with an emphasis on the redevelopment of economic infrastructure. It refer to multi sectored interventions, which are undertaken within specific geographic areas over a medium-term timeframe (Morontse, 2010). According to Robert et al. (2000) urban renewal is a comprehensive and integrated vision and activity that brings about a long-lasting improvement in the economic, physical, social, and environmental conditions of a place that has experienced transformation, while also solving urban problems. (Robert et al., 2000, p.26). According to Ashenafi (2001), Renewal is an act of demolishing old buildings and replacing them by new ones. Urban renewal is a government endorsed program designed to help communities improve and redevelop areas that are physically deteriorated, unsafe, or poorly planned. Urban renewal is often part of the gentrification process (Ashenafi, 2001).The idea of Urban renewal began with the concept of urban redevelopment. According to Buissink (1985), the concept has an America origin in the Housing Act of 1949, and was originally designed to clear, and restructure land use in the inner city which has developed into slums, and to develop in their place, a comprehensive programme of new residential and nonresidential development (Colborn, 1963).

According to Couch (1990), urban renewal is the physical change in the use of land and a building, that is an inevitable outcome of the action of economic and social forces upon urban areas, Couch (1990). Generally, it is the process of demolishing and reconstructing central urban slums for economic and urban image aims there by creating better environment. It implies demolishing and relocating the previous settlers to a different area outside their neighborhoods (Nelson, 1988).

Inner City: The term inner-city is usually defined as that part of the city in or near its center (Merriam-Webster's Collegiate Dictionary, 2000). Historically, inner-cities were considered as the core and historic business nodes within the city as well as a favored residence and destination for the majority of laborers and job seekers from within the country or from abroad (Ahmed, 2010). To most people, the inner city means the older portion of an urban area immediately surrounding the central business district. The proximity of the inner-city to

various social services such as clinics, schools, transportation and social networks has made the inner-city center a pull-factor for its residents and for carrying out business activities (Murphy, et al., 2011). On the other hand, The term "inner city" now refers to a region of a city that is known for its high crime rate, subpar housing, high unemployment rate, inadequate infrastructure, and inadequate social services. (Birru, 2014). Due to these characteristics, inner-cities have been dubbed by some as "slums" or "ghettos" (Porter, 1995, p.12). It is difficult to find a universal definition for urbanization; however, different professionals develop definition for their particular tasks. According to Macionis (1995) backed up this idea when defining urbanization as the process of concentration of human population into cities.

Urbanization has been defined in several ways. Macionis (1995) define as the process of concentration of human population into cities. The writer further explains that this process both redistributes the population with a society and transforms many aspects of social life. It is also seen as a process by which rural areas become transformed into urban areas. Thus, urbanization refers to the changes in the Proportion of the population of a nation living in urban areas and to the process of moving to cities or other densely settled areas. Ministry of Finance and Economic Development MoFED (2007), defined in terms of an increase in population concentration. This definition of urbanization is concerned with the number of

population dwells in urban areas as well as the level of population density in urban areas. For example, 16.2% of Ethiopian population, out of 75,067,000, was urban in 2006 Urbanization is a process of population concentration. It proceeds in twoways: the multiplication of points of concentration and the increase in size of points of concentration (Oluwasola, 2007). The issues of urbanization are connected to the reasons behind urban renewal. Several of the main factors contributing to urban rejuvenation that are present in the majority of metropolitan areas: (Balchin et al, 2000). Yaakup & Healey (1994) list the following as common issues brought on by urbanization in developing nations: high rates of population growth (due to natural increase and migration), continued rural-to-urban migration causes poverty and inequality, slums, squatting, deficiencies in basic infrastructure and transport, pollution, and a growing inability of governmental institutions to manage and finance development (Yaakup & Healey 1994).

The gradual shift from subsistence economy to a money economy and the improvement of roads and means of communication has brought changes in the population structure (Andargachew, 1976). People from rural areas started pouring into expanding towns and urban areas, for example, rural migration, according to Andargachew (1976), was at its highest between 1935 and 1944 this trend might be noticeable in many parts of the developing world. Generally, the development of urbanization is an inevitable process which has been bringing about several social, economic, psychological, and political consequences. As modern form of life, urbanization is a latent outcome of industrialization.

2.1.2 Historical Development of Urban Renewal

Urban renewal has been operative since humans first built permanent settlements. "Following the progress of history and the passage of time, old cities are in a constant process of metamorphosis and unavoidably have to face the necessity of continuous regeneration" (Hou, in Conzen, 1986: 223). However, until the late nineteenth and early twentieth centuries did relatively coordinated efforts on the part of local governments, and early while reform groups and business interests arise whose intent was to eliminate the physical manifestations of urban decline (Holcomb and Beauregard, 1981).

The problem of deteriorating urban neighborhoods has been recognized in the United States since the mid-nineteenth century and

over the years, major efforts have been made to counteract decay and to rejuvenate cities throughout the country (Nelson, 1988).

After World War II, urban planners (then largely concerned with accommodating the increasing presence of automobiles) and social reformers (focused on providing adequate affordable housing) joined forces in what proved to be an awkward alliance. (Diefendorf & Jeffrey 1989, pp. 128-143.) The major period of urban renovation in the United States began with Title I of the 1949 Housing Act: the Urban Renewal Program, which provided for wholesale demolition of slums and the construction of some eight hundred thousand housing units throughout the nation (Halpern and Robert, 1995, pp. 57-82). The program's goals included eliminating substandard housing, constructing adequate housing, reducing de facto segregation, and revitalizing city economies. The latest tower city development programs are also revised and renewed (reconstruction), falling city development (Store, 1989; Lychlead, 1992). Up to the 1950s, the social and economic value of the return development program focused on raising an existing construction (Calton et al. 2013, pp. 721–733).

Low income residents

Low-income residents are individuals or households with limited financial resources, often residing in affordable housing or neighborhoods with lower property values. These residents frequently face economic challenges such as unstable employment, limited access to healthcare, and educational opportunities, as well as higher exposure to environmental and health risks. Low-income communities are usually more vulnerable to economic and urban shifts, including rising costs of living and housing market pressures, which can place additional stress on already constrained resources.

Low income people have always tended to return to the inner city and find alternative ways for shelter since the inner city is where they can find employment. It has led to the destruction of cultural heritage. The general trend around the world is a rejection of this approach (Mihretu, 2005). relocation of low-income households from inner cities to the outskirts would, undoubtedly, affect their livelihoods and informal networks of mutual assistance, as well as, their critical coping strategies Gebre, 2008). What remains unnoticed, however, is that large number of low-income households have been displaced and adversely affected by the process of urban development (Gebrie, 2008).

Social networks

Social networks are important in our lives. Connections to family, friends, and organizations enhance a person's well-being and facilitate access to needed resources. Social networks play an

important role for all members of society because connections with family and friends can generate vital social capital (Young, 2006).

The role of social networks for low-income fathers is less understood. Relatively little is known about how social networks and organizational resources figure in the lives of these fathers, nor about how accumulation of social capital enables fathers to supplement their own financial, logistical, or emotional resources (Angela et al., 2016)

Social Disarticulation: Forced displacement tears apart the existing social fabric. It disperses and fragments communities, dismantles patterns of social organization and interpersonal ties; kinship groups become scattered as well. Life-sustaining informal networks of reciprocal help, local voluntary associations, and self-organized mutual service are disrupted. This is a net loss of valuable “social capital,” that compounds the loss of natural, physical, and human. The social capital lost through social disarticulation is typically unperceived and uncompensated by the programs causing it, and this real loss has long-term consequences.

Destruction of existing social and community networks, expulsion of vulnerable groups and generation of adverse impacts on environments are shortcomings of urban renewal practices (Grace, 2008). Infrastructure development, in turn, often requires acquisition of land and other assets that are privately owned. Such acquisition can adversely affect the socioeconomic well-being of the people whose assets are acquired, as well as the communities they live in. Impacts include physical relocation, disruption of livelihoods, and potential breakdown of communities (World Bank, 2004).

Resettlement can have serious repercussions that cannot be exclusively measured in economic terms. Break down of established community relationships, social disarticulation among people who find themselves in a different sociocultural environment after resettlement, and the psychological trauma of moving into an alien environment can be severe if efforts to design and implement resettlement programs are not sensitive to the needs and preferences of communities (World Bank, 2004).

Forced population displacement is always crisis-prone, even when necessary as part of broad and beneficial development programs. It is a profound socioeconomic and cultural disruption for those affected. Dislocation breaks up living patterns and social continuity. It dismantles existing modes of production, disrupts social networks, causes the impoverishment of many of those uprooted, threatens their cultural identity, and increases the risks of epidemics and health problems. Like becoming a refugee, being forcibly ousted from one’s land and habitat by a dam, reservoir or highway is not only immediately disruptive and painful, it is also fraught with serious long-term risks of becoming poorer than before displacement, more vulnerable economically, and

disintegrated socially(Robinson, 2003).

Effects on social life

Internal displacement has a direct impact on social life by braking up community's and families. When it endures, it may permanently damage relationships that exist in areas of origin but also create new network as in the places that internally displaced peoples (IDPs) move to. These relationships are important for stability, business and wellbeing. Their disruption may have repercussions for mental health, livelihood opportunities and security. Reducing access to education can also harm social life in short and long term.

Destruction of existing social and community networks, expulsion of vulnerable groups and generation of adverse impacts on environments are shortcomings of urban renewal practices (Grace, 2008).

Theoretical review

The theoretical frameworks have been proposed to explain the economic and social consequences of relocation. Impoverishment of displaced people is the central risk in development caused displacement. Risk is defined by Cernea as the possibility that a certain causes of action will trigger injurious effects, losses and destruction (2004).

Conceptual review

2.1.2.1England

England is credited with designing and implementing its own urban renewal program (Roberts, 2000, pp.9-36). With the central government's policy framework and the Earmarked Fund, Britain was able to renovate many of its existing cities in the 1930s. The United States has the second largest urban renewal experience after the United Kingdom (Wilson, 1966). In the United States in the 1940s, there was a massive campaign to clear the old building and replace it with a new one (Gotham and Kevin, pp.285-316). It is widely believed that the main purpose of this campaign is to expel blacks from the city center. Social reformers and benefactors became interested in the appalling conditions of the urban poor in London's slums starting in the 1850s (Roberts, 2000). Who started the social housing movement? The Devil's Acre, a notorious slum close to Westminster, was the first place to be attacked (Wotton, 2014). This new movement had a long-lasting effect on Westminster's urban character and was primarily supported by George Peabody and the Peabody Trust (Westminster and Planning & City Development), 2006).

2.1.2.2 United States

Large scale urban renewal projects in the US started in the interwar period. (Hoffman and Alexander, 2000). Prototype urban renewal projects include the design and construction of Central Park in New York and the 1909 Plan for Chicago by Daniel Burnham. (Hoffman and Alexander, 2000, pp., 231-244).

Globally, the idea of urban renewal as a strategy for social reform first appeared in New York as a response to the poor urban dwellers' increasingly claustrophobic and unhygienic living conditions in the rapidly industrializing cities of the 19th century (Paul, 2019). A progressive philosophy that assumed better housing conditions would transform its residents' morals and economies emerged as the agenda. With the hiring of Baron Haussmann by Louis Napoleon for the redevelopment of Paris city in 1853 G.C., it could be said that another style of reform imposed by the state for reasons of aesthetics and efficiency had its beginnings. (PAUL A, 2019). Similarly, the efforts of Jacob Riis in advocating for the demolition of degraded areas of New York in the late 19th century were also formative the redevelopment of large sections. Moses directed the construction of new bridges, highways, housing projects, and public parks (Chuo & Jock, 2010).

2.1.2.3 Singapore

The urban redevelopment movement in Singapore has its roots in the years leading up to World War II (Henderson and Joan, 2000). Before the war, Singapore's housing environment had already been a problem. The 1930s saw a sharp increase in Singapore's population, which exacerbated the strain on the city's housing stock and infrastructure. (Park and Bae-Gyoon, 1998). As a consequence of the war and the lack of economic development, between the 1940s to the 1950s, the previous evil of housing conditions continued to happen. (Dale & Johan, 1999). During the 1950s, the mass movement of migrants led to the overcrowded slums which was inhabited by a big number of squatter populations (Alhabshi, 2010), these areas lacked access to facilities.

2.1.3 Urban Renewal in Developing Countries

The practice of urban renewal is still relatively new in developing nations. The majority of efforts are focused on addressing the issues in urban slums, which are thought to be the area of Third World cities that are growing the fastest and are home to between 30 and 60% of the urban population (Hardoy & Satterthwaite in CHF, 1990). Before the 1980s, squatter eradication and population transfer to low-cost housing projects were the primary strategies for urban renewal in developing nations (Laquian, 1984).

In the late 1970s, a series of unconventional strategies, such as slum and squatter upgrading

and sites and services, began to replace the previous clearance policies (Schmit-Kallert, 1990). Most governments started to acknowledge the socio-economic impacts of slum demolition, while substandard housing, including squatter shanties, was recognized as part of the housing stock. Community upgrading appeared as a way of improving living conditions in informal settlements (Laquian, 1984).

By the 1980s, many developing countries adopted an official policy of slum upgrading, realizing the potential for existing squatter settlements to be viable urban communities (Van Nostrand, 1982) (Faerstein, 1989). Basic services were introduced on the sites and house improvement works were undertaken by the residents themselves (Laquian, 1984). By enhancing the infrastructure and granting legal land title, settlements have been upgraded. (Faerstein, 1989). Although upgrading is still frequently employed, upgrading is still the most practical strategy for dealing with the issues associated with informal settlements in Third World cities today.

In conclusion, it can be shown that the development of policies for urban renewal both in developing and wealthy countries followed a similar pattern, gradually moving from a hard, socially-oriented approach that focuses on the demolition and reconstruction of existing structures. Based on this brief overview of urban renewal strategies around the world, the following section lists potential methods for urban regeneration in residential neighborhoods.

2.1.4 Reasons for Urban Renewal

The purpose of urban renewal is to restore economic viability to a given area by attracting external private and public investment and by encouraging business start-ups and survival. According to Tashman Johnson The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old deteriorated buildings and bad streets and utilities or the areas can lack streets and utilities altogether. Urban renewal provides the following tools: First it allows for the use of tax increment financing (explained below) financing improvement projects. Second, If requested, it permits the use of special authorities to purchase and combine properties for development or redevelopment. Thirdly, it provides extra flexibility when collaborating with commercial entities to finish development projects (Johnson, 2005).

2.1.4.1 Economic transition

Urban centers are the primary location for dynamic activity and ongoing change, which may be important economic drivers and factors in development (Nourse and Hugh, 1966) i.e., businesses, transportation, data, and services. Building modifications and replacements are more often the result of economic pressure than physical deterioration (Balchin et al., 2000). Economic growth may result in corporate expansion during this time, which may intensify rivalry for urban land (Balchin et al., 2000).

2.1.4.2 Physical oldness

The physical oldness of cities and towns is one of the most evident signs of the urban crisis. Physical aging is indicated by degradation, functional obsolescence of structures, degraded sites, outmoded infrastructure, and changing accessibility standards for urban users (Robert and Sykes, 2000).

2.1.4.3 Social and Community Issues

People's capacity to earn a living is directly impacted by the inner-city deterioration (Jacobs et al., 2000). Inner-city challenges include traffic jams and filthy, subpar housing where the poor are compelled to dwell because they have no other choice. The abandoned structures and vacant land encourage vandalism and urban crime as the populations grow more disenfranchised (Richard & Power, 2000). In this case, renovating inner city areas is necessary to shield residents from injury and criminality. With that, the following section will provide a basic overview of urban renewal strategies. (Jacobs et al., 2000).

Social disarticulation: Displacement dismantles social ties and networks that communities have established for many years. Cernea (2000: 30) observed that "life-sustaining informal networks of reciprocal help, local voluntary associations, and self-organized mutual service are disrupted". This results in the separation of family members and the breaking of ethnic ties. Furthermore, families can be separated from existing social organizations, where ties and networks are vital in drawing socio-economic supports.

Depending on the existing situation or context of the respective target project areas, displaced people could face one or more of these risks. In addition to the above mentioned impoverishment risks, other scholars like Downing (1996:57) considered additional risk variables such as risks of loss of access to social services, disruption of formal education activities and loss of civil and human rights. In addition the model is also used to tackle the displacement risks.

Social work has long celebrated social justice as a core value (Marsh, 2005). To ensure that this focus is not merely symbolic, social workers must continue to think critically about the profession's role in urban redevelopment policy creation and implementation and about how to

promote the participation of marginalized communities in the policies that affect their lives). The history of urban renewal demonstrates some of the challenges inherent in this task, as well as the reverberating consequences. As the banner of redevelopment continues to unfurl in urban neighborhoods across the United States, it is through advocacy and solidarity with these communities that social workers can act as agents of social change, instead of simply deliverers of services and enforcers of social control (Bowen and Elizabeth, 2015).

2.2 Approaches to urban renewal

A sustainable strategy to the urban renewal process is required to reduce the shortcomings in the projects. One method to create such an approach is to integrate urban redevelopment with the sustainability notion (Lee, 2003).

There are two types of urban redevelopment approaches, used in different urban centers, was used according to the context of a given urban centers. Including a) Private Sector Urban Renewal: It is a market force drive that forces the private sector when there is an effective demand for changing existing uses for intensive uses or other different uses, and b) Public Sector Renewal: It is mostly concerned with areas that could not be covered by market forces such as the opening of roads (Ashenafi, 2001).

2.3 Principles of Urban Renewal

According to Miller (1959) Urban Renewal approaches are classified in to three: redevelopment, Rehabilitation and integration.

2.3.1 Redevelopment

The first redevelopment refers to consists of the removal of existing buildings and the reuse of cleared land for the implementation of new projects (xu et al.,2019). which leads to the destruction of badly needed housing units and it does not prevent slums from reappearing in other parts of the city. xu et al.,2019). It also contributes to the impoverishment of the original residents by reduction of job opportunities, as resettlement areas are usually located outside of the city proper (Mirbod, 1984). The second approach, rehabilitation is based on preserving, repairing, and restoring the natural and man-made environments of existing neighborhoods. It is applicable to areas where buildings are deteriorated because of neglected maintenance (Njoku & Okoro,2014). By adding contemporary amenities, it makes the most of the current housing stock, which is a significant resource, and updates older homes to meet contemporary needs (Zhu, 1989).

Thirdly integration, views rehabilitation and redevelopment as complementary forces and combines the best aspects of both approaches (Rosly & Rashid,2013). It entails rebuilding new structures to replace those that are beyond the scope of practical restoration in addition to renovating what can be salvaged (Yu, 1988).

Miller (1959) considered Integration is the most acceptable way to regenerate old neighborhoods. It allows for flexible project implementation which can preserve the traditional urban environment and its human scale while achieving respectable densities.(Ajay & Bhagat, 2019).

2.3.2 Rehabilitation

Rehabilitation, often termed conservation or preservation, is based on preserving, repairing, and restoring the natural and man-made environments of existing neighborhoods. It is applicable to areas where buildings are generally in structurally sound condition but have deteriorated because of neglected maintenance. (Njoku & Okoro, 2014). It takes advantage of the existing housing stock as a valuable resource and adapts old houses to present day life and acceptable standards by providing modern facilities (Zhu, 1989).

Rehabilitation recognizes that the limited availability of funds for new construction and the serious housing shortage make the option of destroying already-existing housing appear both unaffordable and imprudent. It recognizes the value of old neighbourhoods and, by preserving what is unique, ancient, and specifically local, it can also contribute to the development of the tourism, industry and stimulate the economy (Njoku and Okoro, 2014).

2.3.3 Integration

The method of urban renewal referred to as integration, views rehabilitation and redevelopment as complementary forces and combines the best aspects of both approaches (Njoku and Okoro, 2014). It consists of rehabilitation of what can realistically be saved, combined with reconstruction of new buildings in place of those beyond the reach of feasible rehabilitation (Yu, 1988).

2.4 Benefits of urban renewal

Urban renewal has been assessed by politicians, urban planners and civic leaders (Oyebode and Joshua, 2018.). Urban renewal can benefit society in a lot of ways. Restocked housing stock could improve quality, increase density and lessen sprawl, have financial advantages, and boost a city's center's competitiveness on the world stage. (Wang et, 2017). It may, in some instances, improve cultural and social amenity and it may also improve opportunities for safety and surveillance (Oyebode and Joshua, 2018). In both developed and developing nations, urban renewal's substantial contribution to sustainable development is becoming more widely recognized on the agenda for urban policy. (Kexi et al, 2021). Urban renewal has been responsible for the rehabilitation of communities; as well as displacement. Replacement housing particularly in the form of housing towers might be difficult to police, leading to an increase in crime, and such structures might in themselves be degrading. (Zixuan,1989). Critics have viewed urban redevelopment as a control mechanism, while supporters have viewed it as an economic engine and a reform tool (Oyebode and Joshua, 2018). It may enhance existing

communities, and in some cases result in the demolition of neighborhoods. (Oyebode and Joshua, 2018, p.3). Other benefits include For developers, redevelopment represents maximum profit through the sale of new centrally -located units (Pediaditi et al, 2005). For local governments, this approach represents maximum use of land, higher floor area ratio, and has the advantage of introducing higher income groups and commercial activities to the city center, which increase tax revenues. (Pediaditi et al, 2005). It also leads to higher population density and improved services and infrastructures, which is highly desirable for modernizing inner-city areas (Zixuan, 1989).

2.5 Urban renewal draw backs

A program of land redevelopment in regions with moderate to high densities of urban land use is known as urban renewal. (Liu et al, 2019.) Renewal has had both successes and failures. Its modern manifestation began in the late 19th century in developed nations and experienced an intense phase in the late 1940s under the reconstruction. The practice has significantly impacted a wide range of urban landscapes and has influenced the demography and history of cities all over the world. (Ejigu & Abraha, 2018). Urban renewal may involve relocation of businesses, the demolition of structures, the relocation of people, and the use of eminent domain (government purchase of property for public use) as a legal instrument to take private property for city-initiated development projects (Lavind & amy, 2010, p.223). In some cases, renewal may result in urban sprawl and less congestion when areas of cities. (Pacione, 2001).

Landlessness: Displaced people could be exposed to risks of detachment from land holding as a result of displacement. Such people could also be uprooted from the place they lived for many years affecting their productivity and economic life associated with land.

Joblessness: with regards to joblessness there is high risk of unemployment and underemployment of both employed and self-employed persons after displacement (Fitsum, 2008). Formal or informal business operators could lose their place of work taken by development projects or access to use of certain communal resources important for their work and economic survival. Therefore, for Maria (2000: 144) “one of the most difficult challenges in the resettlement of populations involuntarily displaced by development projects is the reestablishment and improvement of prior economic activities and income levels”. In this case the livelihood reconstruction would be reemployment and rehabilitation of economic life (Fitsum, 2008).

Homelessness: Development projects claim areas where people live and demolish the houses of the residents in the project target area. People are forced to move away from their original residential areas without proper replacement of shelters. Unless a replacement house is provided people could become homeless (Fitsum, 2008). Particularly in an urban area “informal settlers are the most vulnerable...and the problem is more complex ... as large number of people do not have any legal title occupied structures and properties” (Reddy, 2000, p.168). Sometimes, though displaced people are provided with replacement house, homelessness remains to be a lingering problem for many years due to the poor quality of the house or higher rental fee (Reddy, 2000, p.168).

Receive freeways and expressways, urban renewal has the following disadvantages:

- The approach may carry heavy social and environmental costs (Kazemian, 1991).
- The sacrifice of a community’s cultural heritage and the destruction of viable neighborhoods, (Frieden, 1964).
- For tenants, owners and businessmen alike, the destruction of the neighborhood exacted social and psychological losses (Bernard and Frieden, 1964)
- Commonly redevelopment involves the relocation of the original population to another part of the city (Mirbod, 1984).

Even when the residents are re-housed on the same site after its redevelopment, the transformation of the neighborhood beyond recognition has inevitable psychological impacts upon the community. (Edgley et al., 1968, p.113-124)

2.6 Urban renewal program

The Renewal Program had three main elements: slum prevention through neighborhood conservation and housing code enforcement; rehabilitation of structures and neighborhoods; and clearance and redevelopment of structures and neighborhoods (Colborn, 1963 p.7). It is also the development of an existing low income population, creating space for more profitable office, commercial and luxury residential development or the provision of transport facilities (Abebe, 2010). Due to restrictions that focused projects on housing, which was not the most profitable investment over the long term, and because projects took many years to complete, tying up capital for lengthy periods, private investors were hesitant to participate. As a result, slum clearance and redevelopment remained the main components of urban renewal. (Colborn, 1963).

Traditionally the practice of inner-city renewal had been characterized by the displacement of an existing low income population. (Hoadley, 2008). This is in most case with a view to

provide space for more profitable office, commercial and luxury residential development or the provision of transport facilities.(Hoadley, 2008).

Urban renewal is thought to be a sensible strategy for raising land values and enhancing the quality of the environment. (Adams & Hastings, 2001); addressing the issue of urban deterioration and achieving a number of socioeconomic goals (Lee and Chan, 2008); and strengthening already-existing social networks, increasing vulnerable groups' inclusion, and reducing negative effects on the living environment (Chan & Yung, 2004). To assist in addressing these problems, it has been acknowledged that urban renewal and sustainability should be paired since sustainable development and urban renewal are equivalent in terms of social, economic, and environmental sustainability. The urban renewal process involves various planning issues and different stakeholders, the relationship between which complicates the process.

Types of Slums

According to urban renewal and upgrading manuals of Ethiopia there are three types of urban slums have been identified in the Ethiopian urban context (Weldeghebrael and Ezana, 2020). The categorization is made based on their physical conditions, historical emergence, their locations and distributions, socio-economic conditions of their dwellers and on international criteria (Maroko, et al, 2009, pp.1-23). Such include

In the developing world, slums are a typical feature of urbanization and patterns of urban settlement (Gottdiener et al., 2018). The actual number of people living in slums grew to over 1 billion, with 80 percent attributed to three regions: Eastern and South-Eastern Asia (370 million), sub-Saharan Africa (238 million), and Central and Southern Asia (227 million). The total population of slum dwellers across the world is estimated to reach 3 billion by 2030 (Daniel, 2015).

The term „slum“ in conventional usages indicates „bad“ shelter (Gilbert, 2007). Commonly, the term may refer to settlements constituted by substandard houses and poor inhabitants (Gilbert, 2007). In practice, despite the efforts made to establish an objective definition, every city in the world seem to define slums in its own way (Gilbert, 2007).

According to Alemayehu (2008), slums of Addis Ababa can be categorized into three types: (1) Non-planned old inner-city settlements, dominated by *kebele* housing and occupied by tenants with some tenure rights. (2) Informal peripheral squatter settlements, built on vacant land with little or no infrastructure and with uncertain or no tenure rights. (3) Inner-city squatters with no tenure rights. These are constructed plastic houses that are attached to street

side railings and take up sections of public parks, squares, and empty open areas. An examination more closely at earlier research on Ethiopian slums may reveal that much of the research was done on the so-called old inner-city slum communities of the Addis Ababa Metropolitan Metropolis. It can particularly be noticed that, as though there were no other slum neighborhoods in the city, studies after studies were conducted on inner-city slums such as *Arat kilo*, *Piazza*, *Merkato*, and *Ledeta* areas (Alemayehu, 2008). Slum areas in cities are a concentration of social and economic deprivation, high population density, and high numbers of broken families, high unemployment and economic, physical and social exclusion. (UN-Habitat, 2003).

The term gentrification is commonly used to refer to changes in the composition neighborhood population; and new social organizational patterns (Lees et al, 2010). Gentrification and urban gentrification are terms referring to the socio-cultural displacement which results when wealthier people acquire property in low income and working class communities. (Palen & ondon, 1984).

This process is sometimes made feasible by government-sponsored private real estate investment repairing the local infrastructure, via deferred taxes, mortgages for poor and for first-time house buyers, and financial incentives for the owners of decayed rental housing. Once in place, these economic development actions tend to reduce local property crime, increase property values and prices and increase tax revenues (Doherty, 2010).

2.7 Historical overview of urban regeneration era

Cities tend to grow in three directions as follows: inward, by crowding; upward, with multistory buildings; or outward toward the periphery (Nivola, 2000, p. 26). No matter how cities grow, they all have or had a center in the not distant past. Usually, city centers are the focus of every community; they are places full of life and rich in architecture. However, as cities grow and develop, functional decentralization occurs due to changes in flows of capital, people, materials and other socio-economic transformations.

Table 1: The Evolution of urban renewal

Period policy type	1950s Reconstruction	1960s Revitalization	1970s Renewal	1980s Redevelopment	1990s Regeneration
Major strategy and Orientation	Reconstruction and extension of older areas of towns and cities often based on „master plan“ suburban growth	Continuation of 1950s theme; suburban and peripheral growth; some early attempts of Rehabilitation.	Focus on in situ renewal and neighborhood scheme; still development at the periphery	Many major schemes of development and renewal ;flagship projects out of town projects	Move toward a more comprehensive for of policy and practice ; more emphasis on integrated treatment
Key actors and stakeholders	National and local governments; private sector developments and Contractors.	A greater balance between public and private sectors	Growing role of private sectors and decentralization in local government	Emphasis on private sector and spatial agencies; growth and partnerships	Partnership the dominant approach
Spatial level Activity	Emphasis on local and site levels	Regional level of activity emerged	Regional and local level initially, later more local emphasis	In early 1980s focus on site; late emphasis on local level.	Reintroduction of strategic perspective; growth of regional activity
Economic focus	Public sector investment with some private sector Involvement.	Continuing from 1950s with growing influence of private Investment.	Resource constraint in public sector and growth of private Investment.	Private sector dominant with selective public fund	Greater balance between public private and voluntary funding
Social content	Improvement of housing and living standard	Social welfare improvement	Community based action and greater empowerment.	Community self help with very selective state support.	Emphasis on the role of the community
Physical emphasis	Replacement of inner areas and peripheral development	Some continuation from 1950s in parallel with rehabilitation of existing area	More extensive renewal of older urban area	Major schemes of replacement and new development flagship schemes	More modest than 1980s ;heritage and retention
Environmental Approach	Landscaping and some greening	Selective improvement	Environmental improvement with some innovation	Growth concern for wider approaches to environment	Introduction of broader idea on environmental Sustainability.

Source: Robertsand Sykes, (2000, p.14).

In Ethiopia, The current government adopted a national urban development policy in 2005 and an urban development package in 2006 with the primary goal of addressing the unplanned growth of cities, the inadequate housing stock already in place, and the lack of physical amenities brought on by the rapid rural-to-urban migration (Ashenafi & Bilen, 2017). The Proclamation No 455/2005 in its preamble stipulates that “land redevelopment for the construction of dwelling houses, infrastructure, investment, and other services are given the

rapid growth of urban centers and increase of their inhabitants”. Article 40 of this proclamation uses the term “urban redevelopment” involving urban renewal, upgrading, and land re-allocation.

The Addis Ababa city administration decided to revitalize the city through its development policies over the past 20 years with the goals of reducing inequality, raising city dwellers' standards of living, and making the city fit for providing urban services to its residents as well as to various international organizations (as it is well known, Addis Ababa is the headquarters of the African Union, the UN-ECA (Economic Commission for Africa), the E.U (Rebecca, 2008).

2.8 Conceptual Review

This study is about causes of the negative and positive impacts on the livelihoods of the low income people in the context of the urban renewal projects. This study is tried to assess the implementation of urban renewal project in Arada sub- city at the case of American Gibi and its effect on the low income Residents. The aim is to identify the causes of the negative Effects of urban relocation project and recommend the prospective solution to create opportunity for a better means of livelihood and provision of better facilities. In most cities of developing countries the problems relating to rapid physical expansion are not due to land shortage but to lack of appropriate policies and strategies to guide new development, since overcrowding occurs in particular areas and yet at the same time large amounts of land are left vacant or only partially developed in other areas (Hardoyet *al.*, 2001) cited (Minwyelet 2005).

Urban Renewal Development project sometimes creates various back pains to the livelihood relocated people including loss of economic assets and socialites (Dejene, 2019). It is a profound socio-economic and cultural disruption for those affected and relocation breaks up living patterns and social continuity (Chikkala & Kumar, 2021, p.27). This study explore the causes of the failure of the development project on low-income residents who were relocated, and the researcher tried to indicate a mechanism of better strategy to provide methodological assessment for the evaluation and monitoring of the project implementation. As stated above, the urban renewal project is supposed to improve people’s livelihoods in good housing infrastructure and other service facilities. To achieve this objective, individuals should develop a sense of self-belonging in society and show commitment to meeting this development goal.

2.9 Local Development Plan Practices in Ethiopia

Lower level urban plans, or LDPs, are created within the parameters of a structure plan. (Yohannes, 2019) It is comprehensive and concentrates on a particular area of an urban center for quick deployment. As a result, it serves as a crucial instrument for putting structure plan recommendations into action.

The preparation of LDPs in Ethiopia is limited to few urban centers. The methodology has been ad-hoc lacking systematized approaches. (Yohannes, 2019) The approaches, pursued by the LDPs prepared for various localities in Addis Ababa are not similar due to the fact that there are no standardized guidelines (Admassu, 2018). This has significantly affected the quality of the local development plans so far prepared and impeded their effective execution. (Admassu, 2018). Evidently, In addition, these local plans were largely spatial (physical) with little focus on socio-economic, institutional, financial and legal issues (MUDC, 2006). Apart from this, earlier area development plans were predominantly project-based (construction of road network, development of settlement or industrial estates), which were drafted directly from general development/master plan of a city/town. Since these district plans were not accompanied by the necessary implementation strategies, their subsequent implementations were haphazard and suffered from absence of basic urban facilities. As a result, significant number of residents is left without access to water, electricity and road connection (MUDC, 2006).

2.10 Urban renewal policies and strategies in Ethiopia

The Ethiopian urban redevelopment process is started with the National Urban Development Policy which was developed and approved by the Federal Council of Ministers in (MUDC, 2005). The Urban Lands Lease Holding Proclamation No. 272/2002 was enacted to develop optimum conditions in which leasehold tenure will become the exclusive urban landholding system. The second Five-Year Plan of the government, which covered the period 2005 to 2010, known as Plan for Accelerated and Sustained Development to End Poverty (PASDEP), explicitly embraced an “urban agenda” with the following objectives:

- ✓ To reduce urban unemployment to below 20% of the economically active population and thereby reduce urban poverty by increasing urban income levels and income equity: Support small and microenterprises and accelerate the creation of urban-based employment, particularly where this complements rural linkages and delivery of housing and basic services;

- ✓ To reduce slum areas in Ethiopia's main cities by 50%: Launch a national integrated housing development programme that scales up Addis Ababa's initiative, based on lessons learned, and which integrates public and private sector investment with microenterprise development and provision of basic services;
- ✓ To increase access to land and basic services: Ensuring that there is sufficient access to land for the poor, for small and medium enterprises and for formal private sector industrial and commercial investments; and
- ✓ To strengthen urban-rural and urban-urban linkages: by consolidating efforts in the larger towns and launching a small-town development program (Sule, 2015, P. 22).

The executions of urban renewal are carried out based on policies, proclamations, and regulations in the Federal Democratic Republic of Ethiopia, and it proceeds with expropriation of landholding and relocation of urban dwellers, it is worth to review the proclamations and regulations on the matter.

2.11 Implementation challenges on urban renewal Programmes in Ethiopia

The Addis Ababa Land Development and Urban Renewal Agency is a government-run organization situated in Addis Ababa that manages urban renewal and related land concerns (Gebre, 2008). The Agency's objective is to renew and clear decaying and slum areas, to prepare efficient and successful fertile fields, to impose boundaries limits, to pay compensations, and to provide replacement places/houses for expropriated lands and properties by the government, among other things. The Agency plays a critical role in ensuring that the process is transparent and practical in order to attract investments and enhance living conditions (Admassu, 2018).

In the Resettlement Policy Framework (RPF) of Ethiopia, (Ferguson and Alan, 2004), The compensation policy confined to restore the material conditions lost through displacement than the non-material conditions and compensation often intended not to accurately compensate for economic losses but to permit continued functioning in the new place of residence (Endeshaw, 2016). But, when we see the compensation policy of the developed world, they provide priority for social capital and creating several economic opportunities. Thus, the RPF does not compensate social capital like that of the economic capital or does not consist of the compensation aspects of renters, wages and sharecroppers (Endeshaw, 2016).

2.12 International Case Studies

Regeneration of Central "Ferencváros" in Hungary

In the case of rehabilitation of housing and relocated of residents' in-situ in original place,

Experience from Hungary, Budapest regeneration strategies is possible to the rehabilitation of housings and relocated of inhabitants in their original site (Egedy and Tomas,2005). Indeed there are two options for regeneration is widespread in Budapest (Keresztély, Krisztina, and James,2012).The first is the piecemeal renovation of the houses worth for renovation, through more or less gentrification + new buildings on the vacant plots or demolishing smaller houses of the sites to a bigger unit and building in more densely with huge constructions (Wu, Fulong, 2016). The second option is clearing the site from the old buildings and building a totally new quarter (Egedy and Tomas,2005). For the first one there is a practically implemented project which is the Magdolna Quarter social regeneration pilot project in Budapest, which is prepared through aim of to provide better life for those who live in the area without much private and public money (Keresztély, Krisztina, and James, 2012). And the second one is Physical (architectural) regeneration means improving the building stock and the surroundings to serve the new settlers and the whole city rather than those who previously lived there (Ha & Kyu, 2004).

The experience of Budapest rehabilitation project in implementing development strategies which is prepared to implementing of inner-city renewal strategy through dividing in to 1-3 development phases through prioritizing to the issue of worsen, urgent and at some time keeping of resettlements to outskirts of the city and more over reduce the effects in social, economy and transportation (Egedy & Tomas,2005).

Chapter Three: Research methods and materials

Research design

A mixed research approach is applied for this study to provide adequate answers to the research questions. The mixed approaches help to gain accurate answers to the research problem by extracting the appropriate qualities from both approaches. This paper research design was based on a case study approach using the American Gibi of Addis Ketema Sub-city of Addis Ababa. A case study approach has been discussed a valuable tool to gain a deeper insight into urban renewal project driven social, economic, and physical risks. Given that, the paper has also tried to analyses the impact of urban renewal on low income residents the case of American Gibi. Thus, focusing on the objectives of the study, mixed approaches is being used for this study to provide adequate answers to the research problems supported by field survey, secondary data, open-ended questionnaires, key informant interviews, this research based on questionnaires and interviews. The researcher has also used soft wares“ like statistical package for social studies (SPSS) in order to put the data through frequency and percentages to make interpretation of findings in an easy way.

Site selection criteria

- ✓ Income Levels: Focus on areas with a high concentration of low-income residents.
- ✓ Demographic Diversity: Choose sites with diverse populations to capture a range of experiences and perspectives.
- ✓ Accessibility: Ensure sites are easily accessible for data collection and community engagement.
- ✓ Existing Infrastructure: Assess the presence of social services, transportation, and amenities in the area.
- ✓ Community Engagement: Prioritize sites where residents are actively engaged in urban renewal discussions.
- ✓ Housing Stock: Analyze the types of housing available, including public housing, affordable rentals, and homeownership.
- ✓ Economic Activity: Consider the presence of businesses and employment opportunities within the community.
- ✓ Environmental Quality: Evaluate environmental factors such as air and water quality, as well as exposure to hazards like pollution or industrial sites. By considering these criteria, you can comprehensively assess the impacts of urban renewal on low-income residents within selected sites.

Urban renewal projects in Addis Ababa

Renewal plans are form of detail plans that show the future spatial development and implementation strategies. In the case of Addis Ababa a legally binding plan (Local Development Plan) is adopted for preparation of renewal projects. Local Development Plan is an instrument to implement the structure plan. Since the beginning of the 1990s, large-scale urban renewal programme has been undertaken by the municipality of Addis Ababa to demolish areas of the city considered slums, resulting in a new redefinition of urban land and housing markets in the city. Urban renewal projects in Addis Ababa, Ethiopia, have been significant due to the city's rapid urbanization and population growth. Some notable projects include:

Urban renewal projects in Addis Ababa, Ethiopia, have been significant due to the city's rapid urbanization and population growth. Some notable projects include:

1. **Kality Redevelopment Project:** This project aims to transform the Kality area, known for its informal settlements and industrial zones, into a mixed-use development with improved infrastructure, housing, and amenities.

2. **Kotebe Metropolitan Development Plan:** The Kotebe area has seen various redevelopment efforts to address urban sprawl and accommodate the growing population. The plan includes upgrading infrastructure, enhancing transportation networks, and creating sustainable housing options.

These projects reflect the city's efforts to address urban challenges such as housing shortages, inadequate infrastructure, and environmental degradation through comprehensive renewal and development initiatives.

3.1 Description Study Area

The study area is found at the middle of Woreda 1 of Addis Ketema Sub City. It is one of the inner city parts of the city Addis Ababa. However, The name American gibi is related to the first embassy of America in Ethiopia(Gelila ,2020). In American gibi, existence of Habegiorgis palace gives the area historical feature and it has a character of classical architecture. Currently, the building (palace) uses for Yemen community school as office. In addition , American gibi is well known for travel agencies of Umera travelers who predominately migrate from Wello and other parts of the country (Meshesha & Manaye,2021). The travelers usually sell their belongings in order to reach Mecca- Medina (holly space of Muslims) at least once in their life time. If they lose the chance to travel, they will be forced to stay in the area and this situation results increase in density. It is somehow closest to the central part of the town. It has a great planning problem. In general, itis supposed to intervene by urban renewal project program to resolute the problem of this area. It cover 13.3 hectare.

The study area, American Gibi is located in Addis Ababa, Ethiopia, Addis Ketema sub city. American Gibi is well known for travel agencies of Umra travelers who predominately came from Wello area and other parts of the country. The travelers usually sell their belongings in order to reach Mecca – Medina, at least once in their lifetime. If they lose the chance to travel, they will be forced to stay in the area and this situation results increase in density. The Study Area is located in central part of Addis Ababa in Addis Ketema Sub City. It is found in Wereda 1 (Tebarek, 2018).

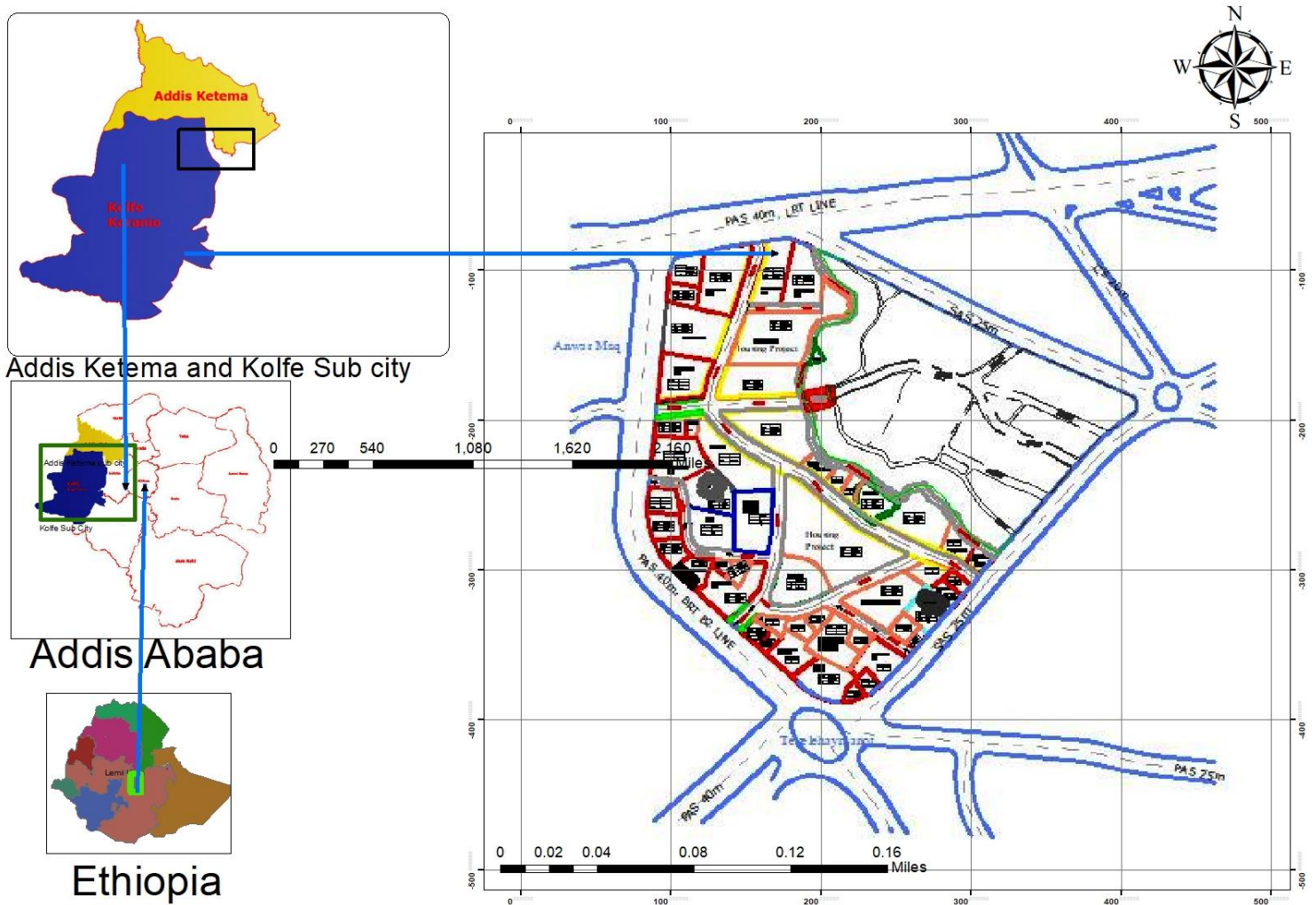


Figure 1: Location map of the study area

3.2 Research design

A mixed research approach is applied for this study to provide adequate answers to the research questions. The mixed approaches help to gain accurate answers to the research problem by extracting the appropriate qualities from both approaches; in qualitative approach used designs are ethnography, grounded theory, case studies, and phenomenology research. Thus, Case study is used for this study due to its advantage of providing much more detailed information by describing the role of relocates in the renewal process, describing what happened, where, when, by whom, to whom, and with what consequences in each case occurred. Whereas in quantitative approach, used designs are experimental and non-experimental (survey research). Thus, non-experimental design (survey research) is used to provide a quantitative or numeric description of social, economic and demographic characteristics of relocates, to investigate determinant factors for satisfaction level of relocates, to describe the transportation demand and modality of relocates numerically. Therefore, the researcher used cross-sectional survey research design for this study. The researcher has also used soft wares like statistical package for social studies (SPSS) in order to put the data through frequency and percentages to make interpretation of findings in an easy way.

3.3 Data types

Both primary and secondary data will be collected. Primary data was collected using questionnaires, and site survey. While secondary data will be collected from published and unpublished sources.

3.4 Sources of data

For the conduct of this research, both primary and secondary data sources were included.
Source of data

Primary data sources included household surveys with sample respondents selected, key informant interviews with municipal and sector officers. Field surveys will be conducted to access current status of informal settlements and their effect on urban form and structure.



Ajamba Condominium (new Site)

Figure 2 Ajamba Condominium (new site)

Source, survey data (2014)



American Gibi

Figure 3 American Gibi

Source, survey data (2014)

Figure 3: American Gebi

3.4.2 Secondary data: - Various secondary data sources were used to support the findings of the study; these are published documents, unpublished reports, books, the internet, and others. It will be collected from the municipality and published literature. Additional data sources will involve analyzing historical maps of different time period collected and generated from Google Earth, GIS and other secondary sources.

3.5 Sampling design

3.5.1 Sampling Techniques

Both probability and non-probability sampling strategies were used in this study. Non-probability samples are those that are based on convenience sampling, judgment sampling, and quota sampling procedures, whereas probability samples are those that are based on simple random sampling, systematic sampling, stratified sampling, and cluster/area sampling methods (Kohtari, 2004). The researcher's own opinion and data acquired purposefully from important informants and authorities were complemented with convenience or non-probability sampling in this study. Probability sampling, on the other hand, yields data from a straightforward random sample. According to (Kothari, 2004), each object in the universe has an equal chance of being included under a probability sampling scheme.

Among the simple random sampling, the researcher's choice is stratified random sampling. It means a method of sampling that involves dividing a population into distinct subgroups, known as strata that share similar characteristics. Then, a random sample is taken from each stratum. This technique ensures that each subgroup is adequately represented in the overall sample, leading to more accurate and reliable results. The choice of the strategy was in order to give equal chances from each relocation sites which were affected by the renewal Projects for different reasons, i.e., for investment, for road construction, and for governmental institution expansion purposes, are considered to be strata that are represented proportionally within the sample unit (Kothari, 2004).

To make the output of the research convincing and reliable, the data source and method of representation have to be appropriate. In this regard, the probability sampling technique and the non-probability sampling technique were used because the samples better represent the total area under study due to the time given for this research it is not possible to cover all and to take a large number of sample sizes. The main data source of this study was primary data collected through questionnaires, observations, interviews, and secondary data from different sources. A sample of the data was taken from the selected project site to analyze the paper.

3.5.2 Sampling Size

Sample size refers to the number of participants or observations included in a study (Paul and

Lavrakas, 2008). This research was conducted at American Gibi in Addis Ketema sub-city wereda 1. According to the Addis Ketema sub city plan commission data the total number of evicted households from the American Gibi project site is 785. The researcher decided to target those 785 households which were economically and socially deprived peoples because of this urban renewal program. And the researcher decided to take the sample from the whole population. There may be several different samples selected, one for each stage of a multi-stage sample (Lavrakas, 2008). Among the two sampling techniques i.e. probability sampling and non-probability sampling, the researcher used both sampling techniques. This was done because of filling information gap and getting adequate data. According to Gay and et al (2003), the sample of 10% to 20% of the target population is often used in descriptive research, so that the researcher selected 157 peoples (20%) through systematic sampling as shown below.

$$n^{\text{th term}} = \text{total population/required number of sample}$$

$$n^{\text{th term}} 785/157 = 5$$

The total sample size 157 respondents dwellers, business persons and employers from American Gibi, Addis Ketema Sub city.

3.6 Data Analysis and Interpretation

Data was gathered from different sources and analyzed using a mixed approach. The collected data was analyzed using SPSS software to analyze the quantitative data, and the qualitative data from the interview was transcribed. In addition, the collected data was presented in the form of an interpretation by using tables, charts, graphs, percentages, and figures to clarify and substantiate the explanation. In analyzing the qualitative data, the researcher followed narrative writing and the quantitative data was analyzed descriptive analysis methods.

3.7 Data Validity and Reliability

Validity

The most important factor is validity, which shows how well an instrument assesses the things it is meant to measure (Kothari, 2004). In this research content, uses questionnaires that their validity and reliability check and modifies according to literature within the specific topic. This was due to ensure the instrument measures what it is meant to measure and also to check the clarity. Similarity of data from the three areas (by location) It was checking the consistency of responses from various data sources. Therefore, surveys of the observation and cross-checking with the respondent's response were found to be reliable.

Reliability

For a measurement to be valid, it has to be reliable. Reliability indicates the consistency of a set of measurements used to describe a test, (Coakest and Stees, 2007). Reliability can be checked through Cronbach's Alpha value if it normal ranges the coefficient.

In addition, the consistency of the data from the three areas was examined by investigating the similarity of the responses among the respondents from the various locations. And the research findings from three selected case study areas with various data collection methods were same results.

A reliability test was performed to check the consistency and accuracy of the measurement scales. The main issue of reliability is addressing the consistency of the instruments in relation to what they intend to measure. And also by using SPSS statistic software program version-25, the value of the Cronbach's alpha was calculated and obtained as 0.747. Better values of the Cronbach's coefficient alpha value, which normally runs from 0 to 1, indicate a better level of internal consistency. The most often recognized value for this test is 0.70, since it should be equal to or greater than to achieve internal reliability (Hair, 2003). However, other authors accept different values for this test to achieve internal reliability.

The value 0.747 is considered as high so that result ensures the reliability of each field of the questionnaire.

Chapter Four: Result and Discussion

4.1 Demographic background of the respondents

The study and analysis of demographic characteristics of relocates help to answer an essential question regarding which sections of the urban population lived in the inner city and were forced to resettle in the peripheral areas due to urban redevelopment. Moreover, it helps to understand the degree of the impacts of the urban renewal scheme and residential satisfaction level with its determinant factors. Hence, this section attempts to highlight some of the demographic characteristics of the relocated households.

Table 2: Demographic characteristics of respondents

			age of respondents				T o t a l
			Bellow 30 Years	30-40 years	41-50 years	Above 51 years	
sex of the respondents	female	Count	3	31	24	35	93
		% within age of respondent s	33.3%	49.2%	50.0%	94.6%	59.2%
	male	Count	6	32	24	2	64
		% within age of respondent s	66.7%	50.8%	50.0%	5.4%	40.8%
Total		Count	9	63	48	37	157
		% within age of respondent s	100.0%	100.0%	100.0%	100.0%	100.0%

Source, survey data (2014)

Respondent's constitute 59.2 percent of relocates were female-headed, and 40.8 percent were male-headed households. Not only this, from female-headed households 94.6 percent of household heads are above 51 years old. This situation shows that the relocation schemes mostly affects aged female household heads that can't travel along distance to work. This has a negative impact on employment status and residential satisfaction of relocated households. And also this situation shows that the majority of household heads are in older age where the tendency to relocate to the peripheral area is not advisable as compared to the young ones. Because, they have high social interaction in the previous locality and they may face the challenge of interact with their new neighbors especially in condominiums, and they aren't energetic and can't travel a long distance to work.

Considering the family size of the relocated households, it was found that 49.6 percent have a family size of more than 5 and when we compare to new site it decreases to 22.2 percent (Table 5). Those households who have a family size of less than 3 constitute about 15.9 percent, and as compared to the new site the new site family size was 45.8 percent while the rest of the households who have a household size between 3 and 5 accounts for 34.3 percent in previous location. Moreover, as compared to new site it decrease to 31.8 percent. This shows majority of people were living in one or two room in previous site but after the renewal process, they cannot continue their life style after relocated to condominium or other places. It also indicates to be a determinant factor of the residential satisfaction of the relocated households.

Table 3: Household size of relocated households

No of household	In America Gibi		In new site	
	Number of respondents	Percent	Number of respondents	Percent
Less than three	25	15.9	72	45.8
3-5	54	34.3	50	31.8
More than 5	78	49.6	35	22.2
Sub total	157	100	157	100

Source, survey data (2014)

Among the respondents 48.4% are married people who supports their families and their relatives 7.6 % are widow, 29.9%, divorced and 14% single. The implication of data shows majority are married (See table 6)This should be indicated by the data that shows the number of years residents have lived.

Table 4: Martial status

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid single	22	14.0	14.0	14.0
married	76	48.4	48.4	62.4
divorce	47	29.9	29.9	92.4
widow	12	7.6	7.6	100.0
Total	157	100.0	100.0	

Source, survey data (2014)

4.2 The impact of resettlement on low –income residents

The effect of inner city renewal on existing settlement is highly visible in the case of America Gibi renewal projects on social, economic and transportation. on resident’s livelihood and business. This part of the study discussed in detail.

4.2.1 Impact on Social Networks

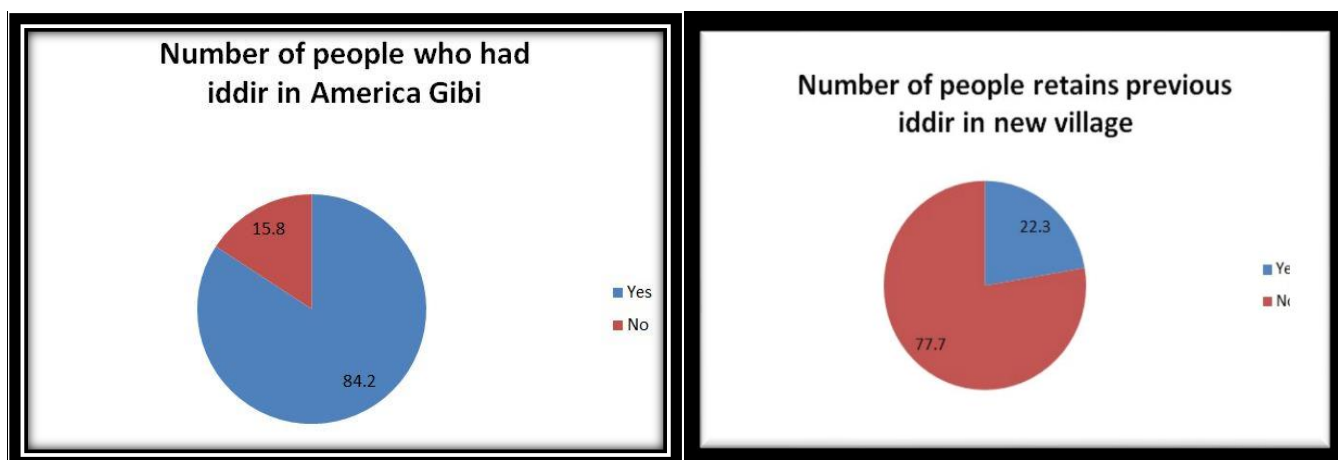
The relocation scheme has resulted in the breaking up neighborhood ties (social attachment) that existed in the former settlement. The residents of America Gibi are relocated to different parts of Addis Ababa city. According to the information obtained from the residents from were

Settlement periods of inhabitants in America Gibi	Frequency	Percent	Valid Percent	Cumulative Percent
Before 1960 EC	30	19.1	19.1	19.1
Between 1961-1970 EC	71	45.2	45.2	64.3
Between 1971-1980 EC	38	24.2	24.2	88.5
Between 1981-1990 EC	18	11.5	11.5	100.0
Total	157	100.0	100.0	

Source, survey data (2014)

Because it represents a dependable social security arrangement from the total respondents, 87.7% of sample respondents are members of *iddir* in America Gibi and the rest 12.3% of the respondent are not members. While they join this association in their new settlement *iddir* but in new village 77.7%, while 22.3% of the respondent have retained their previous *iddir*

Among the residents relocated from America Gibi, they were asked if they had *iddir* in America Gibi, Prior to the relocation, about 84.2 percent respondents said yes and all are members of *iddir* associations in their respective area, while the rest 15.8% responded no (table 8). For the question they were asked if they continue their membership after they are relocated from the area, about 77.7% said yes and 22.3% said no.



Source, survey data (2014)

In addition, interviewed key informants stated that maintain an affiliation or relationship with their respective *iddirs* in their old settlement area. However, they could not maintain meaningful or close interaction due to the long distance between the current and the old settlement area. Some of those who maintained double membership also complained that the *iddir* had become a liability as they had to pay the monthly fees and participate at least in the major functions of the two associations.

The result of this study find out that resettlement has an effect on social networks in the study area through urban renewal disintegrating people from their neighborhood, where they had deep attachment. It is difficult for these people to establish social contacts in the new settlement. In addition, women respondents older than 52 claimed that living in condominium houses are not compatible with their social and economic status.



Figure 4: Current condition of American Gibi



Figure 5: Current condition of American Gibi

Source, survey data (2014)

4.2.2 The physical and psychological impacts of relocation on low-income residents as part of the urban renewal program

According to (Gebre), 2016 during the renewal effort, displaced people were exposed to a variety of issues, particularly in areas where there is a lack of understanding of urban land management. Human rights violations, deep fissures in social structures, networks, and links, risks to cultural identity and health, and destruction of social capital are among the non-material repercussions of social capital as it reduces society's ability to absorb threats related to urban renewal projects. Because social capital is so closely linked to everyday economic activity, its deterioration is likely to stymie the recovery of the post-displacement economy.

Due to a lack of access to educational facilities, increased deprivation of health services, increased deprivation of sanitation, and loss of cultural space and identity, displacement has an impact on social disarticulation in the new resettlement region areas. This evidence demonstrates that URPs in American Gibi were responsible for the breakdown of social relationships as a result of the deconstruction and relocation of these URPs, as well as the detrimental effects of the adaptation process to a new environment. As that social disarticulation has been a major source of impoverishment in the relocation area, and that displaced people have experienced social disintegration as a result of the new resettlement area's inability to provide an environment conducive to social participation.

4.3 Socio Economic and infrastructural status before and after resettlement

4.3.1 Comparison of redevelopment and new site

To clearly understand the effects of renewal and resettlement on the economy of residents of America Gibi, about 22.9 % are unemployed, but, before relocated to in the current places how many clearly state how many of respondents loss their income due to relocation and how many of respondent reside/remain on the study area lost their job or income and how they lost is this due to the relocation of residents 29.9 of residents are engaged in informal business activities like petty trade, metal work activities especially recycling and repairing of bed.

Respondents were asked about the main sources of household income and the main source of income. In the old settlement area, 31.8 percent of the households engaged largely on informally self- employed and formal self-employed sector followed by 21.0 % and employed in government organization, 22.9 % and pension/remittance (3.1 %).And employed in NGOS and unemployed was 3.8 percent.

Table 5: Employment status when in America Gibi and in new site

Category	Employment types	In America Gibi		In new site	
		Number of respondent	Percent	Number of respondent	Percent
A	Employed in government	39	24.8	31	19.7
B	formal self- employed	33	21.0	28	17.8
C	Informal self- employed	50	31.8	47	29.9
D	Employed in NGO	6	3.8	6	3.8
E	Unemployed	24	15.2	36	22.9
F	Remittance and pension	5	3.1	9	5.73
	Total	157	100	157	100

Source, surveying data of 2014

The other important change was reliance on pension/remittance as a main source of income was increase from 3.1 percent in the old settlement area to 5.73 percent in the new sites and this implies how to be difficult changed and relocated from the center of the city to outskirts, because their own drawbacks ,for example the monthly pension were used to buy food and other necessities difficult in new settlement area or now, because it is not easily to find out alternative markets to buy foods and other necessity materials with low cost in recently resettled settlement area.

In addition, how many key informants indicated that they quit or abandoned their jobs and locational advantage, because of distance and high transportation cost. Which shows Displacement does not affect all displace in the same way and/or with the same intensity. Some people may even benefit from a relocation process considered to be disadvantageous to the majority. According to Table ten Three informants also indicated that their incomes were similar, but their living conditions improved after the relocation.



Figure 6: Current condition of new site

Source, surveying data of 2014, EC, by the researcher

4.3.2 Monthly income level

Among the 157 survey respondents, 10.19 per cent earned less than ETB 1000 per month in the old settlement area. In the new sites, the number of households earning less than 1000 ETB per month increased to 18.4 per cent. Likewise, the number of households who earned between 1000-1500 ETB per month in old settlement area was 24.2 percent and in new site 28.02

percent. Those who earned between 1500 and 2500 ETB per month also decreased from 18.4 percent in the old settlement area to 13.3 percent in the new ones. Those who earned between 2500 and 3500 ETB per month shows 32.4 percent in the old settlement area to 28.02 percent in the new ones, And the rest of who earned above 3500 ETB per month was decreased from 14 percent to 12.7 percent, this is due to residents are lose locational advantage as they resettled to relocated to current place of the city. But category “A” whose monthly income below 1000 is increased from 10.19 % to 18.4 %, because category” B, “C”, and “D”are decreased their income source and shifted to category “ A” Income range.

As shown in the above before relocation most of the businesses were mainly confined to small scale specialized in recycling of metal and metal workshops, and petty trade together with this There were also other functions that employed many people, and when the area is demolished, all these jobs are lost. This shows there is a gap between the previous income as well as monthly expenses. The table below presents and discusses about it as follows:

Table 6: Monthly income on America Gibi and in new settlement area

Category	Income level	In America Gibi		In new site	
		Number of respondents	Percent	Number of respondents	Percent
A	Below 1000	16	10.19	29	18.4
B	1000-1500	38	24.2	44	28
C	1500-2500	29	18.4	21	13.3
D	2500-3500	51	32.4	44	28.0
E	Above 3500	20	12.7	16	10.19
	Total	157	100	157	100

Source, survey data (2014)

4.3.3 Average household expense in the new site

Research shows when imposing improved housing standards, the cost of housing can become inflated, due to the use of higher-standard building materials versus the use of local materials and building styles (Abubakar and Doan, 2017). This was also the case in Addis Ababa. The mortgage scheme is a steep increase in a household’s monthly expenses. Respondents participating in this study paid before relocation not more than 28 ETB per month for their public housing and some even lived rent- free. After relocation, payments ranged between 600 and 2,800 ETB per month, depending on the unit size.

The Commercial Bank of Ethiopia introduced a one-year grace period households can take before starting or during the process of making mortgage payments One (Pankhurst, et al,2022). Household took the grace period, but complained their debt further increased due to the continued interest, which they expected this would be discontinued during the grace period.

If households fail to pay, it could ultimately result in the foreclosure of their housing unit by the government (Abebe and Hesselberg, 2013). Although, in reality, the foreclosure of housing is more of a threat and a warning. The foreclosure of housing would exclude these households from the housing sector, if they could not afford to buy land or housing elsewhere (Planel and Bridonneau, 2017).

Table 7: Average household expense for the new site

Category	Household expense	In America Gibi		In new site	
		Number of respondents	Percent	Number of respondents	Percent
A	Below 1000	19	12.1	22	14.01
B	1000-1500	39	24.8	42	26.75
C	1500-2500	28	17.8	30	19.1
D	2500-3500	43	27.3	42	26.7
E	Above 3500	25	15.9	18	11.4
F	Similar income in new settlement area to with previous one	3	1.9	3	1.91
	Total	157	100	157	100

Source, survey data (2014)

4.4 Compensation Issues

Urban renewal project plans take a long time to implement, hence the subsequent displacement and resettlements are typically of a slow-onset nature (Terminsky, 2013). Relocations may not result in a major decline in the level of human security if they are accompanied by earlier planning for suitable compensation that takes into consideration the market value of the lost property (Vengesai and Schmidt,2018).

Table 8: level of compensation during urban renewal process?

level of compensation during urban renewal process	Frequency	Percent	Cumulative Percent
Valid very low	98	62.4	62.4
low	59	37.6	100.0
Total	157	100.0	

Source, survey data (2014)

4.5 Transportation problems

4.5.1 Daily means of transportation

From sample respondent, 32.4% of dwellers are used walking from workplace to their homes and for other social issue, 28.02% are used both walking and taxi to daily carried activities and issues and 5.1% are used taxi, but this data is completely changed when respondents are relocated to new site. for instance, in the new site, 7.64% are used walking, 30.5% use combination of bus and taxi and the rest 30.5 % used taxi (Table-13-). Interviewed respondents also mentioned majority are used bus and taxi to daily activities.

Respondents were asked the relative monthly transport expenses in the new sites as very high or a little high, and most responded that their transport costs in the new sites were high and they spent more money on transportation in the new settlement area. This therefore shows that planners take in to consideration the transportation costs of travelling to the workplace, school, etc. to prevent the adverse effects of urban resettlement.

Table 9: Means of transportation in America Gibi and in new site

Transportation means	In America Gibi		In new site	
	Number of respondents	Percent	Number of respondents	Percent
Walking	51	32.4	12	7.64
Walking and taxi	44	28.02	23	14.6
Bus	26	16.5	20	12.7
Bus and taxi	22	14.01	48	30.5
Taxi	8	5.09	48	30.5
Private	6	3.8	6	3.8
Service	-	-	-	-
Sub total	157	100	157	100

Source, survey data (2014)

4.5.2 Location V.S Job and transportation

-Accessibility comparisons

From sample respondents, 31.5% of respondents are walking from their homes to working place and occasionally used taxi. 27.3% 19.7% respondents paid 9-12 birr for taxi transportation 15.9% 13-16 birr for transportation, but in the new site it is completely changed and reversed as 5.7% are walking from their homes to work place and vice versa. and 7% were paid of 9- 12birrfor taxi transportation and 10.8% 13-16 birr for taxi transportation , 21.01% 13-16 birrfor taxi transportation, 22.29% pay 17-20 birr transportation, and the rest 28.6 % pay Above 20birr to daily activities (table 14).

Table 10: Transportation vs. location to jobs in America Gibi and new site

Transportation cost in birr	America Gibi		new site	
	Number of interviewer	Percent	Number of interviewer	Percent
With walking distance	49	31.25	27	17.19
Within radius of 6-8 birr taxi transportation	43	27.3	-	
Within radius of 9-12 birr taxi transportation	31	19.7	17	10.8
Within radius of 13-16 birr taxi transportation	25	15.9	33	21.01
Within radius of 17-20 birr taxi transportation	9	5.7	35	22.29
Above 20 birr transportation	-		45	28.6
Total	157	100	157	100

Source, survey data (2014)

Generally, the result on transport access and payment for transportation as compared with their previous settlements show, about 45.2 percent of relocated respondents faced have more than one problem like long time delay and high cost, and congestion, 24.2 percent of them faced the problem of transport cost, 22.9 percent congestion, and 3.8 percent have access to good transport

service (Table 15). This shows that respondents faced those challenges due to their relocation from their previous settlement.

Table 11: The availability of transportation service when you compare from previous settlement area

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid high traffic jam	36	22.9	22.9	22.9
expensive	38	24.2	24.2	47.1
time consuming	6	3.8	3.8	51.0
good	6	3.8	3.8	54.8
more than one problem	71	45.2	45.2	100.0
Total	157	100.0	100.0	

Source, survey data (2014)

4.6 Spatial and physical problems

The spatial and physical analysis deals the effect of renewal on relocated residents currently living in relocated new site and relocated in Keble house in the center of the city. The Residents from America Gibi were relocated to four different locations. Some to CMC, Akaki-Gelan , and Bole- Bulbula and Kara Kore.



Figure 7: Proposed Land use for American Gibi

4.7 Housing conditions

It is to be recalled that in 1975, the government of Ethiopia nationalized urban rental houses and reduced the rent by 50 per cent (Yntiso, 2008, pp.53-77). Since then the public tenants have been paying low rents. The 1984 national census showed that 56.3 per cent of occupants renting houses paid ETB 1.00–9.00 per month and about 28 per cent paid ETB 10.00–59.00 per month (CSA 1991, 376). In 1984, over 60% of the houses in Addis Ababa were rental housing units that belonged to the government (Ibid, 374). This data shows most of dwellers of Addis Ababa are live in *Kebele* (smallest local administrative unit)houses. This study was also undertaken in the area of high kebele houses are dominated, but now completely demolished. Regarding the number of room of residential units in America Gibi, 4.4% have one room, 24.8% are two rooms, 31.8 % are 3 rooms and 29.3% are four room, but after they move to the new site, the number of room of residential units in the new site, 45.8% of the respondent occupy the one room, 38.2% two rooms and 15.9 % 3 rooms (table 16).

Table 12: Numbers of rooms in America Gibi and in new site

	America Gibi		new site	
Number of rooms	Number of respondents	Percent	Number of respondents	percent
One	7	4.4	72	45.8
Two	39	24.8	60	38.2
Thee	50	31.8	25	15.9
Four	46	29.3	-	-
Above four	15	9.5	-	-
Total	157	100	157	100

Source, survey data (2014)

As shown in (table -17 and 18-) the housing condition in the new site as compared with the wall of the previous houses and the new house, in America Gibi the wall of the houses were made from mainly mud and wattle, accounted about 73.2% percent, however, in the case of the new site the figure shows that about 15.9% mud and 7.6 % percent, brick and majority are hollow „brick,,concrete76.4% of the houses (table 17).

Table 13: Wall types in America Gibi and in new site

Types of material	in America Gibi		in new site	
	Number of respondents	Percent	Number of respondents	Percent
Mud	115	73.2	25	15.9
Brick	31	19.7	12	7.6
Hollow block	11	7	120	76.4
Total	157	100	157	100



Source, survey data (2014)

Figure 8: Current housing conditions in American Gibi

Source, surveying data of 2014

The above picture was taken by a researcher, it was found that in Addis Ababa, Addis Ketema sub city, American Gibi, which is American Gibi resident's house before relocates to new site.



Figure 9: Relocation Neighborhood in a Peri-Urban Zone

Source, survey picture (2014)

The above Figure Shows the condominium houses built by the city government located at Kolfe sub-city, kara Kore As shown in table 18 and 19 toilet and kitchen service facilities show a difference, in America Gibi and in new site. in America Gibi, about 70 % of the household used shared and 17.2% private toilet facilities, and 12.8% public. While in the new site this figure is totally changed and almost all households use private Toilet 81.5% and only 18.5 use share toilet. The result indicates the benefits of urban renewal in terms of the provision of access to improved housing.

Table 14: Toilet in America Gibi and in new site

Toilet types	America Gibi		new site	
	Number of respondents	Percent	Number of respondents	Percent
Private	27	17.2	128	81.5
Shared	110	70	29	18.5
Public	20	12.8	-	-
Not respondent	-	-	-	-
Total	157	100	157	100

Source, survey data (2014)

table 19 shows For access to improved kitchen, about 51.6% of respondents had private kitchen and 48.4 are used shared kitchen. in America Gibi ,77 % are use their own private kitchen and only 23% use common kitchen.

Table 15: kitchen facilities in America Gibi and in new in site

Kitchen types	in America Gibi		in new site	
	Number of respondents	Percent	Number respondents	Percent
Private	81	51.6	121	77
Shared	76	48.4	36	23
Public	-	-	-	-
Total	157	100	157	100

Source, survey data (2014)

Regarding the utility service facilities, like water pipe 42.6% are used water tap, 28.6% have shared, 15.2 public and 13.3% purchase from private. Venders when was in America Gibi, but now 86 % use Private tap water and the remaining 14% use shared. (see table 20).

Table 16: Water supply in America Gibi and in new site

Source of water supply	in America Gibi		in new site	
	Number of respondents	Percent	Number of respondents	Percent
Private	67	42.6	135	86
Shared	45	28.6	22	14
Public	24	15.2	-	-
Purchase from private	21	13.3	-	-
Total	157	100	157	100

Source, survey data (2014)

In general, the result obtained from field survey shows 67% the house holds that are relocated from American Gibi are now in good and the rest are in bad situation. The social, economic and spatial and physical consequences are so enormous that it totally disrupts all the existing fabrics that have been developed through time.



Figure 10: Water and sanitation problem in Ajamba Condominium (new site)

Source, survey data (2014)

4.8 Participation and information sharing during urban renewal process

Participation and information sharing are essential in projects that involve displacement; this is primarily achieved by timely informing an affected population (Cernea, 1994). When households are not well informed, it can cause local resistance, increase political tension, and delay a project (Cernea, 1994). In this study the sample households revealed access to official information channels in Addis Ababa is only possible for households residing in legal housing.

Table 17: Level of participation during urban renewal process?

		Frequency	Percent	Cumulative Percent
Valid	very low	99	63.1	63.1
	low	54	34.4	97.5
	high	4	2.5	100.0
	Total	157	100.0	

The result of this study points out that the majority of the survey respondents had a low level of participation in urban renewal process (Table 21) Among sample of respondents., (63.1%) of them responded that they had very low and 34.4% low level of participation in the decision making of URP in the process of displacement, while (2.5%) of them responded indicating that (97.5%) of them had a low level of participation in the decision making of URP in the process of displacement.

4.9 Required time to prepare for relocation

Table 18: Perception of respondents on dislocation

		Frequency	Percent	Cumulative Percent
Valid	Yes	137	87.3	87.3
	No	20	12.7	100.0
	Total	157	100.0	

Source, survey data (2014)

When asked if they had been given enough time to relocate, 87.3% of respondents said no, while only 20.7% said yes. This indicates that the residents and city administration authorities in charge of the urban renewal and development program were not communicating effectively. Information obtained from the interviewed official mention the organization and position of the interviewed conducted on November 03/2021 E.C, the time duration given for the resident of American Gibi area is very short which was less than three days. Due to this limited time the area was demolished forcibly without the wellness of the people. This was happen for favoring an investor and displacing the people from their original settlement. Even if the relocation process was urgently takes place, the redevelopment activities were still not in practice. The vacant place was simply fenced, idled.



Figure 11: some of the current situation in American Gibi

Source, survey data (2014)

4.10 The Prospects of Urban renewal in American Gibi in Displaced People Context

As a rule, urban renewal has a wide range of benefits such as attract increased investment, drive urban productivity, create employment opportunities, enhance housing affordability and capitalize on existing infrastructure (Gebrie, 2016). Beside, urban renewal reduces crime, poverty, disease, and 79 mortality through slum clearance (Greer, 1965). Thus, based on these context sample respondents of the study area were examined their perception of urban renewal process displaced people context as follows.

According to number their position and organization key informants, the URP in America Gibi had a promising progress in addressing the housing need, community participation in decision making of the project in six round public discussions before relocation, reestablishing of the livelihood of the displaced people after resettlement as compared to the previous URPs implemented by the city government of Addis Ababa. In addition, the project helped the authority to avoid human trafficking, illegal financial exchange black markets and crime in the area. Although some improvement achieved in rebuilding the socio-economic potential of displaces, as fair as their previous residence, the local authority were less responsive to restore and maximize the positive consequence of URPs in terms employment opportunities more business opening up, construction of butter infrastructure, improves health care facilities, and better way of life, in the city. Therefore, it is conceivable to conclude that negative aspect of outweigh the positive aspects of URP in American Gibi.

In sum, the finding of this study confirms that residents are dissatisfied with the renewals programs, whereas some residents are showed a much satisfaction level after the urban renewal took place , which means that overall the America Gibi urban renewal project had negative and positive impacts on the residents“ overall situation. In other words, the residents tended suffer from rather than benefits from the project. The urban renewal inevitably caused social and economic disturbances for many residents, in particular for those disadvantaged people (low income residents, and the elderly, etc.) (Show et al., 2015). However, in the case of America Gibi the negative impacts of relocation on social networks and in economic activities are greater.

In general this study find out the effects of renewal in the American Gibi detached people from their neighborhood, where they had a deep attachment. It is difficult for these people to assimilate into the new settlement. As stated in the survey results, many young children have stopped their education and started to work to support their families. In addition, since it is not properly implemented, the effect is more psychological. Many people who live in the area

know that one day they will be relocated. Due to this, there has been no sign of improvement in the structure of the houses they live in. In addition, this study found out following results.

1. Economic Distress

Due to relocation of residents from originally settled place to other part of the city like, in the city periphery, their business ties are disrupted with customers, decreased monthly income source and loss locational advantages;

2. Social impacts , The social mix in cities in terms of race, income, and background is crucial for its diversity and is the root for city character and mostly poor households are a strong social relationship with neighborhood through different social networks such as: *iddirs*, *iquib* and *Mehaber*. However urban renewal disrupted and breaks down their strong social relationships and this creates different social and psychological constraints in their new settlements.

3. Transportation problems: due to implementation of urban renewal strategies a large number of people are relocated from America Gibi to different parts of Addis Ababa city Akaki sub city-(Gelan), Bole Bulbula, CMC and Kara .after relocation to those sub cities, a lot of challenges are faced in terms of transportation problems. Such as long distance from from the city centers. And inaccessibility of vehicles easily within affordable transportation cost as compared with to the previous ones.

4. Better housing condition, some of residents confirmed that the provision of better housing rather than the previous ones in terms of housing quality, materials and rooms, owned private kitchen, and toilet. Establishment of good life style, good sanitation, water, and transferred to secure housing, sense of house ownership and boost in confidence as compared to previous housing condition.

From findings it is possible to deduct the result of this study indicated that the social benefits as well as the advantage of living within the inner city are the most important aspects of these settlements. It is most crucial to conserve the social qualities of these places. This means a level of reorganization within the inner city /with minimal effect on settlers/ is possible, such as on site relocation. However the foresight to come up with sustainable solutions is of great significance.

It was find that the economic attachment to the place is much less thanits social benefits. The main aspect of these social benefits being through mutual interdependence such as in the form of “*iddirs*”. The economic benefits of the place are in

terms of its proximity to all facilities and most importantly, the work place. From findings it is possible to deduct that the social benefits as well as the advantage of living within the inner city are the most important aspects of these settlements. It is most crucial to conserve the social qualities of these places. This means a level of reorganization within the inner city /with minimal effect on settlers/ is possible, such as on site relocation. However the foresight to come up with sustainable solutions is of great significance.

The challenges are related with disruptions to activities of social institution like *iddir*, *equib* and “mahiber” for religious activities and neighborhood to help each other to solve common and individual problem. People came from different places and backgrounds difficult to communicate and to know each other because majority of dwellers are strangers who are owners of condominium. Difficulties to organize *iddir* in the new area, as it are costly and all are new comers. Difficult to communicate and understand with neighbors, Individualism is promoted in the new area where as the former areas promoted communal style of living, Individual business activities interrupted and effort to begin business in new location were difficult due to high cost of rent. The rise of transport cost and school fee and some of the residents could not find public schools for their children. Some of residents cannot afford to pay the bank credits, have been offering an exchange system, So that, the local governments have been partly sustaining housing subsidies to inhabitants.

The results also show some people believe that the government cannot prevent the speculations related to the project. On the one hand, all respondents believes that after their relocation, the project area is not going to transform into a recreational area, but in the years 2015 and 2016 the land will be sold to land investors. Urban renewal project area has good locational conditions for any investments especially for tourism sector. Local governments is too aware of such potentials of Urban renewal project area, as it is in the inner part of the city, but authorities insist on their plans for transforming the area into a recreational area and prevent for new constructions in the future.

4.11 Legal and Institutions basics of relocation

Urban renewal in Addis Ababa, Ethiopia, has been a significant part of the city's development strategy. The impact of these projects on relocation involves several legal, institutional, and socio-economic factors. Here are the key points related to the legal and institutional aspects of relocation due to urban renewal in Addis Ababa and its impact:

Legal Framework

- 1.Eminent Domain: The government of Ethiopia has the authority to expropriate private property for public use, including urban renewal projects. The Expropriation of Landholdings for Public Purposes and Payment of Compensation Proclamation (Proclamation No. 455/2005) governs this process.
- 2.Compensation Laws: According to Ethiopian law, property owners must be compensated for expropriated land. The compensation is intended to reflect the value of the property and any improvements made. However, there have been concerns about whether compensation is fair and timely.
- 3.Housing Policy: The Urban Lands Lease Holding Proclamation (Proclamation No. 721/2011) and the National Housing Development Program are key frameworks guiding urban renewal and housing policies in Addis Ababa.

Institutional Roles

- 1.Addis Ababa City Administration: The primary body responsible for planning and executing urban renewal projects. This includes identifying areas for redevelopment, overseeing relocation, and ensuring compliance with legal requirements.
- 2.Federal Government: Provides oversight and policy guidance through various ministries, such as the Ministry of Urban Development and Construction.
- 3.Housing Development Agencies: These agencies are involved in the construction of new housing units, often for relocated residents. They play a crucial role in ensuring that new housing is available and affordable.
- 4.Non-Governmental Organizations (NGOs): NGOs often advocate for the rights of displaced residents, providing legal assistance, and ensuring that compensation and relocation processes are fair and transparent.

Social and Economic Impact

- 1.Displacement: Urban renewal projects in Addis Ababa have led to the displacement of thousands of residents. This displacement often disrupts social networks and can lead to a loss of community cohesion.
- 2.Gentrification: Redevelopment efforts can lead to increased property values and living costs, which may result in original residents being unable to afford to live in the renewed areas. This can change the demographic composition of neighborhoods.

3. Economic Opportunities: Urban renewal can create new business opportunities and jobs, potentially revitalizing the local economy. However, the benefits are not always equitably distributed, and marginalized groups may not fully benefit from these opportunities.
4. Infrastructure Improvements: Projects often include upgrades to infrastructure such as roads, public transportation, and utilities, which can improve the overall quality of life in the city.
5. Housing Shortage: Despite efforts to provide new housing, there remains a significant shortage of affordable housing in Addis Ababa. This can exacerbate the challenges faced by displaced residents.

Chapter Five: Conclusion and recommendation

5.1 Conclusion

Low income residents are mostly settled in the inner urban centers, because, most of the time they engaged in informal economic activities and reliance on monetized economic activity; inner city urban centers are an engine of economy for different countries, because various economic activities are undertaken in urban centers and create temporary and permanent jobs opportunity to urban dwellers and for the countries it is a back bone of source of GDP; low-income households are preferred urban centers to carry out their daily activities and proximity to work places. urban centers are focal points, easy transportation access with low price.

Urban renewal has its own positives and the negative constraints on relocations, relocating people from the inner city to new resettlement sites, also disrupted their business ties with customers, broken their informal networks caused loss of locational advantage and jobs and pay high transport costs. For instance, Before the relocation, majority of old aged women's are selling traditional beers of traditional and modern, vegetables and spices on the street, to support their family and to cover different expenses like, food, educational fees, but After the relocation to different sub urban and far from inner city centers they could not continue the business. Hence, they switched the means of income source due to relocating from inner city and faraway. Majority of respondents were deeply angered and some are deeply sorrow and some are cries during interview by considering of the previous life through comparing to current condition, especially from the social network perspective because when they live in their previous settlement, in old settlement area there was close social relationship with neighborhood. Particularly old aged women and male house heads are memorize their get together co-together and discussed about socio- economic issues. In this regard, some of respondents hate their life and "they consider condominium house has a prisons house", because cut their social life and imposed to be stay always in homes and this causes to feel loneliness, depressions, and some are ill, because in new site it is difficult to reform of the past social life, while condominium life is weak and broken social interaction due to many reason. Like, height of condominium, renters doesn't need social life, and most people are preferred independency.

For disposed materials, they complained that the compensation system is not considering different issues of the residents' background and social condition and carelessly decided randomly without considering the poor and some poor communities and their economic sources.

The City Government of Addis Ababa has been promoting private and public investments to

address such development challenges as poverty, overcrowding and congestion, dilapidated housing, inadequate housing, sanitation problems and unemployment. In the last 15 years, the city has scored enormous achievements in attracting public and private investments, especially in infrastructure and the social sector. In Addis Ketema sub city, American Gibi, the duration of time provided for the resettle was very short and this condition did not allow enough time for them to prepare shelter and other facilities that are very crucial to relocate.

The challenge is that some people seem to enjoy the gains, while others are sentenced or doomed to accept the pains of displacement and livelihood disruptions. Low-income households relying or depend on the informal sector and often located in slum parts of the inner city, have been displaced in large numbers.

In addition, the adverse effects of the practice of mass demolition of property and forcible resettlement from inner-city areas are well documented. The disruption of the informal economy of the low-income groups, increasing burden on the public sector in terms of the provision of replacement housing and services, disruption of the social fabric and links with the past are some of the negative consequences of this approach.

The available statistics disclose that social services and infrastructural facilities are concentrated in the inner city. Therefore, the relocation of people from the slums to the outskirts of the city led to loss of income and decline of access to services and facilities. Thus when development projects necessitate population displacement, the consequent resettlement programmers should be designed in such a way that they would improve the living standards of the affected communities as a matter of right and necessity.

5.2 Recommendation

The following are indispensable inputs to improve and relieve the effect of resettlements and relocations on low-income residents:

1. Develop of the renewal project in the city requires a developing national/regional resettlement laws and regulations in collaboration with communities, potential partners (e.g. NGOs), the private sector, and donor agencies. It is essential to involve the stakeholders and partners not only in resettlement policy formulation, but also in project planning, design, and implementation. Besides, the loss Loss or decline of income could be prevented through permanent remedial support programmers, such as credit facilitation, reduction of house rent, provision of free access to public transport, and exemption from utility bills.
2. create a conducive environment for resettles to live near to people could be resettled near to workable in commercial and industrial areas that can serve as an alternative option for

generating income and employment, reserve space near resettlements to attract investment or encourage local businesses, thereby creating a better environment for employment and infrastructure provision.

3. the distance between the old and the new settlement area should have be close enough so that the relocated people could easily go to the old settlement area to work, maintain social networks, creating job access to the unemployed, and access social services until the new sites are fully developed.

4. Conservation of social fabric: The social mix in cities in terms of race, income, and background is crucial for its diversity and is the root for city character. The city should be an inclusive entity. One of the most important aspects of existing low income housing is its social cohesion. In any effort to improve the situation of low income housing within the inner city, a crucial aspect is the preservation of the social networks of these locations.

5. It is also suggested that alternative housing strategies such as:(1) inviting private investors to construct condominium houses free of lease with agreement that they shall use the ground floor for their own purpose (be it commerce, office and other compatible functions) and give the rest floors to the poor residents;(2) The government shall subsidize (construct the houses by its own cost) those clearly identified poor residents, and the poor community shall contribute in the form of labor; and (3)inviting some of NGOs such as GTZ, and international organizations like the World Bank who have goals in housing development could play significant roles in enabling the poor house owners.

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6- APPENDIXES

APPENDIXES I: Questionnaire

Addis Ababa University Department of Urban and regional planning

Analysis of the Impact of Urban Renewal on Low- Income Residents in Addis Ababa: The case of Addis Ketema Sub-City

Questionnaire Guide Lines

Dear respondents

The aim of this questionnaire is to collect data for the research titled “Analysis of the Impact of Urban Renewal on Low- Income Residents in Addis Ababa: The case of Addis Ketema Sub-City`. In this research the researcher tries to identify the contribution, level of participation in the planning and implementation stages of urban renewal, impacts, challenges and opportunities relating to relevant social institutions. The desired data, which is going to be collected, will be confidential and used only for research purpose. Respondents therefore, are humbly requested to provide me with reliable, accurate and sound responses to all the questions, as the quality of your response affects the outcome of the study.

Thank you in advance for your cooperation.

Part 1 General questioner Assessment for Thesis

1. Address_____ Family size_____ sex_____
2. Age of head of the household
 - A. Bellow 30 years
 - B. 30-40 years
 - C. 41-50 years
 - D. Above 50 years
3. Educational status of the household
 - A. Illiterate
 - B. Elementary level
 - C. Diploma and above
 - D Others, specify_____
4. Your occupational characteristics
 - A. Government employed
 - B. Self-employed
 - C. Retired
 - D. Unemployed
 - E. Others, specify_____
- 5 .Martial status of household head
 - a) Single
 - b) Married
 - c) Divorce
 - d) Widow
- 6) Educational background of household head

- a) No formal education b) 1-6 c) 7-12 d) Diploma e) BSc and BA degree and above
- 7) Number of males in the household
- 8) Number of female in the household
- 9) No of children
- a) Below age 5 b) Between age 5-10 c) Between age 11-20 d) >age 20
- 10) How is look like the current condition of the city, American Gibi ?

Part 2 Social Network Assessment

- 1) When did you settle in American Gibi
- A) Before 1960 EC
- B) Between 1961-1970 EC
- C) Between 1971-1980 EC
- D) Between 1981-1990 EC
- E) Between 2000- 2008EC
- F) Don't know
- 2) Did you have Ekub/Edir when you were in American Gibi?
- A) Yes
- B) No
- 3) When did you started this Edir
- A) Before 19 60 E.C
- B) 1961-1975 E.C
- C) 1976-1991 E.C
- D) 1992-1999 E.C
- E) After 2000 E.C
- 4) Have you now Edir in the new settlement?
- A) Yes
- B) No
- 5) If no, have you formed a new Edir
- A) Yes
- B) No

- 6) Who are now your neighbours?
- A) Previous immediate neighbours
 - B) New neighbours
 - C) Both new and previous neighbours

- 7) What do you like in American Gibi
- A) Good for residence
 - B) Nearness for job
 - C) Nearness for many facilities
 - D) Specify if other

- 8) What do you hate in American Gibi
- A) The houses;
 - B) Traffic Congestion;
 - C) The job;
 - D) Crime
- Specify if other

- 9) Are you willing to return if you get the chance to back to American Gibi
- A) Yes
 - B) No

10) How do you compare about social life between the new settlement and the American Gibi?

Part 3 Economic Assessment (Household)

- 1) Employment status
- A. Employed
 - B. Unemployed
 - C. Retired
- 2) Type of employment
- A. Government
 - B. Formal self employed
 - C. Informal self employed
 - D. NGO/private firm
 - E. Unemployed

3) Did you have part time job when you were at American Gibi?

A. Yes

B. No

4) Average monthly income (in birr) of the household when you were at American Gibi?

5) Average monthly income (in birr) of the household in the new site?

6) Average monthly expense (in birr) of the household in American Gibi?

7) Average household expense in the new site?

8) The location of your job when you were in American Gibi?

A) Within walking distance

B) Within the radius of 5 birr taxi transport

C) Within the radius of 5-10 birr taxi transport

D) Within the radius of 10-20 birr and above taxi transport

E) specify if more than above 20 birr

9) The location of your job in the new site

A) Within walking distance

B) Within the radius of 5 birr taxi transport

C) Within the radius of 5-10 birr taxi transport

D) Within the radius of 10-20birr and above taxi transport

E) Specify if more than above 20 birr

10) Additional income of the household

A) House rent

B) Remittance

C) None

11) Is there any economical after dislocate from previous settlement?

Part 4 Housing Condition Assessment

1. Ownership of house in American Gibi

- A) Private
- B) Government
- C) Private rent
- D) Other

2. Ownership of house in the new site

- A) Private
- B) Government
- C) Private rent
- D) Other

3. The house in American Gibi used for

- A) Residence
- B) Residence and commerce
- C) Commerce
- D) Residence, commerce and renting

4. The house in new site used for

- A) Residence
- B) Residence and commerce
- C) Commerce
- D) Residence, commerce and renting

5. The number of rooms excluding kitchen and toilet in American Gibi?

- A) One
- B) Two,
- C) Three,
- D) Four and above

6. The number of rooms excluding kitchen and toilet in the new settlement

- A) One
- B) Two
- C) Three
- D) Four and above

7. Was your house enough to accommodate your family when you were in American Gibi?

A) Yes

B) No

8. Is the new house enough to accommodate your family?

A) Yes

B) No

9. The floor of the house at American Gibi was

A) Earth

B) Cement

C) Wood

D) Other finish

E) Other

10) The floor of the house in the new site is

A) Earth

B) Cement

C) Wood

D) Other finish

E) Other

11. The wall of the house in American Gibi

A) Mud and wattle

B) Brick

C) Hollow block

D) CIS

E) Other

12. The wall of the house in the new site is

A) Mud and wattle

B) Brick

C) Hollow block

D) CIS

E) Other

13. What is the quality of the new condominium house compared to your previous house?

A) bad

B) Good

C) Very good

D) Excellent

14, is your condominium house considers your health condition?

A) Yes

B) No

New

Part 5 Urgency case

1. Is the process of relocation keeps the urban renewal procedure?

A) Yes

B) No

2. What was the duration given time for relocation process?

A) Less than 1 month

B) 2 month

C) 3 month

D) 4 -6 e) 6-12

F) Above 1 year

3. What do you loss due to urgency?

A) Material

B) Social

C) Both

ውድ ምላሽ ሰጪዎች

እኔ አንተነህ ንጉሴ የተባልኩ በ አዲስ አበባ ዩኒቨርሲቲ በከተማ እና ክልላዊ ፕላኒንግ የሁለተኛ ድግሪ ተመራቂ ስሆን በአዲስ አበባ ከተማ አስተዳዳሪ በአዲስ ከተማ ክፍህ ከተማ በወረዳ 01 በተሆነም አሜሪካን ጊቢ አካባቢ በከተማ ማቶ ስና መልሶ ማልማትና የነዋሪዎች መፈናቀል በነዋሪዎች ኢኮኖሚያዊ ኑሮ ላይ የሚያመጣው ጫና በሚል ርዕስ የመመረቂያ የጥናት ጽሑፌ የሚያጠቃልለው በአካባቢዎ የተፈናቃዮቹን ኢኮኖሚያዊ የኑሮ ሁኔታ የሚዳስስና የመንግስትን ሁለንተናዊ የትኩረት አቅጣጫ የሚያጠና ነው። ስሆነም የዚህ መጠይቅ አላማ “የከተሞች እድሳት በአዲስ አበባ ዝቅተኛ ገቢ ባላቸው ነዋሪዎች ላይ የሚኖረው ተፅዕኖ ትንተና በስፋት የመሆኑን ያሳያል። በዚህ ጥናት ተመራማሪው በከተማ እድሳት እቅድ እና ትግበራ ደረጃዎች ውስጥ ያለውን አስተዋፅኦ፣ የተሳትፎ ቀረጃን፣ ተፅዕኖዎችን፣ ተግዳሮቶችን እና ከሚመለከታቸው ማህበራዊ ተቋማት ጋር የተያያዙ እድሎችን ለመለየት ይሞክራል። የሚሰበሰበው የሚፈለገው መረጃ ሚስጥራዊ እና ለምርምር ዓላማ ብቻ የሚውል ይሆናል። ስሆነም ምላሽ ሰጪዎች ለሁለም ጥያቄዎች አስተማማኝ፣ ትክክለኛ እና ትክክህኛ ምላሾች እንዲሰጡ በትህትና እየጠየኩ ፣የእርስዎ ምላሽ ጥራት በጥናቱ ውጤት ላይ ተጽእኖ ስህተት የሚያሳድር ከወዲሁ ሆትብብሮ አስቀድሜ ምስጋናዬን አቀርባለሁ።

ክፍል 1 አጠቃላይ መረጃ

1. አድራሻ _____ የቤተሰብ ብዛት _____ ጾታ _____
2. የቤተሰቡ ራስ ዕድሜ ሀ. ከ30 ዓመት በታች ለ. 30-40 ዓመት ሐ. 41-50 ዓመት መ. ከ50 ዓመት በላይ
3. የቤተሰቡ የትምህርት ደረጃ

ሀ. ያልተማረ ለ, አንደኛ ደረጃ ሐ. ዲፕሎማ እና ከዚያ በላይ መ ሌሎች ይጥቀሱ _____

4. የእርስዎ የሙያ ባህሪያት
 - ሀ. የመንግስት ተቀጣሪ ለ በራሱ የሚተዳደር ሐ. ጡረታ የወጣ መ. ስራ የሌለው
 - ሌሎች ይግለጹ _____

5. የቤተሰብ አስተዳዳሪ የጋብቻ ሁኔታ ሀ) ያላገባ ለ) ባለትዳር ሐ) ፍቺ መ) ባልቴት
- 6) የቤተሰብ አስተዳዳሪ የትምህርት ዳራ
 - ሀ) መደበኛ ትምህርት የለም ለ) 1-6 ሐ) 7-12 መ) ዲፕሎማ ሰ) ቢ.ኤስ.ኤ. እና ቢ.ኤ. ዲ.ግሪ እና ከዚያ በላይ
- 7) በቤተሰብ ውስጥ የወንዶች ብዛት

8) በቤተሰብ ውስጥ የሴቶች ቁጥር

9) የልጆች ቁጥር

ሀ) ከ 5 ዓመት በታች ለ) ከ5-10 መካከል ሐ) ከ11-20 መ) > 20 ዓመት

10) የአሜሪካን ጊቢ አካባቢ አሁን ያህኛበት ሁኔታ ምን ይመስላል?

ክፍል 2 የማህበራዊ አውታረ መረብ ግምገማ

1) መቼ ነው አሜሪካ የሰፈሩት

Gibi ሀ) ከ1960 ዓ.ም በፊት

ለ) ከ1961-1970 ዓ.ም መካከል)

ሐ) ከ1971-1980 EC

መ) ከ1981-1990 ዓ.ም. ከ2000-2008 EC

ሠ) አታውቅም::

2) አሜሪካን ጋቢ በነበሩበት ጊዜ እቁብ/እድር ነበሩት?

ሀ)አዎ

ለ) አይ

3) ይህን እድር መቼ ነው የጀመሩት?

ሀ) ከ 1960 በፊት

ለ) 1961-1975 E.C

ሐ) 1976-1991 E.C

መ) 1992-1999 E.C

ሠ) ከ2000 ዓ.ም

4) አሁን በአዲሱ መኖሪያህ ውስጥ እድር

አሉት?

ሀ) አዎ

ለ) አይ

5) የላይኛው ጥያቄ መልስዎ አይቀጥም ከሆነ፣ አዲስ እድር መስርተዋል

ሀ) አዎ

ለ) አይ

6) አሁን ጎረቤቶችዎ እነማን ናቸው?

ሀ) የቀድሞ የቅርብ ጎረቤቶች

ለ) አዲስ ጎረቤቶች

ሐ) ሁለቱም አዲስ እና የቀድሞ ጎረቤቶች

7) በአሜሪካ ጊቢ በሚኖሩበት ጊዜ ምኑ

ያስደስቶታል? ሀ) ለመኖሪያ ጥሩ

ለ) ለሥራ ቅርብነት

ሐ) ለብዙ መገልገያዎች

ቅርብነት መ) ሌላ ከሆነ

ይግለጹ

8) በአሜሪካን ጊቢ በሚኖሩበት ጊዜ ምኑን

ይጠላለ?

ሀ) ቤቶች;

ለ) የትራፊክ መጨናነቅ;

ሐ) ሥራ;

መ) ወንጀል

ሌላ ከሆነ ይግለጹ _____

9) ወደ አሜሪካን ጊቢ የመመለስ እድል ካገኘህ ለመመለስ ፍቃደኛ ነህ

ሀ) አዎ

ለ) አይ

10) በአዲሱ ሰፈራ እና በአሜሪካ ጊቢ መካከል ስላህወ ማህበራዊ ህይወት እንዴት ያወዳድራለ?

ክፍል 3 የኢኮኖሚ ሁኔታ

1) የሥራ ሁኔታ

ሀ. ተቀጣሪ

ለ. ሥራ አጥነት

ሐ. ጡረታ ወጥቷል

2) የሥራ ዓይነት

ሀ. መንግስት

ለ. መደበኛ የግል መስሪያ ቤት ተቀጣሪ

ሐ. መደበኛ ያልሆነ የግል መስሪያ ቤት ተቀጣሪ

መ. መንግሥታዊ ያልሆነ ድርጅት/የግል ድርጅት

ሠ. ሥራ አጥ

3) አሜሪካን ጊቢ በነበሩበት ጊዜ የትርፍ ሰዓት ሥራ ነበራችሁ?

ሀ. አዎ

ለ. አይ

4) እርስዎ አሜሪካዊ ጊቢ በነበሩበት ጊዜ የቤተሰብ አማካይ ወርሃዊ ገቢ (በብር)?

5) በአዲሱ የመኖሪያ ቦታ ውስጥ ያህሉ የቤተሰብ አማካይ ወርሃዊ ገቢ (በብር)?

6) በአሜሪካ ጊቢ ያህሉ ቤተሰብ አማካይ ወርሃዊ ወጪ (በብር)?

7) አማካይ የቤተሰብ ወጪ በአዲሱ ጣቢያ?

8) በአሜሪካ ጊቢ በነበሩበት ጊዜ የሚሰሩበት ቦታ?

ሀ) በእግር ርቀት ውስጥ

ለ) በ 5 ብር የታክሲ ትራንስፖርት ራዲዮስ ውስጥ

ሐ) ከ5-10 ብር የታክሲ ትራንስፖርት ራዲዮስ ውስጥ

መ) ከ10-20 ብር ራዲዮስ እና ከታክሲ ትራንስፖርት በላይ

ሠ) ከ20 ብር በላይ መሆኑን ይግለጹ

9) በአዲሱ ጣቢያ ውስጥ የስራዎ ቦታ

ሀ) በእግር ርቀት ውስጥ

ለ) በ 5 ብር የታክሲ ትራንስፖርት ራዲዮስ ውስጥ

ሐ) ከ5-10 ብር የታክሲ ትራንስፖርት ራዲዮስ ውስጥ

መ) ከ10-20ብር ራዲዮስ እና ከታክሲ ትራንስፖርት በላይ

ሠ) ከ20 ብር በላይ ከሆነ ይግለጹ

10) የቤተሰብ ተጨማሪ ገቢ

ሀ) የቤት ኪራይ

ለ) ገንዘብ ማስተላለፍ

ሐ) ምንም

11) ካለፈው ሰፈራ ከተፈናቀለ በኋላ የኢኮኖሚያዊ ለውጥ አለ?

ክፍል 4 የመኖሪያ ቤት ሁኔታ

1. በአሜሪካን ጊቢ ውስጥ የቤት ባለቤትነት

ሀ) የግል

ለ) መንግሥት

ሐ) የግል ኪራይ

መ) ሌላ

1. በአዲስ ጣቢያ ውስጥ የቤት ባለቤትነት

ሀ) የግል

ለ) መንግሥት

ሐ) የግል ኪራይ

መ) ሌላ

2 በአሜሪካ ጊቢ የሚገኘው ቤት ለምን አገልግሎት ነበር

የሚውለው?

ሀ) መኖሪያ

ለ) መኖሪያ እና ንግድ

ሐ) ንግድ;

መ) መኖሪያ ፣ ንግድ እና ኪራይ

3 በአዲስ ቦታ ላይ ያለው ቤት ጥቅም ላይ ይውላል

4. ሀ) መኖሪያ

ለ) መኖሪያ እና ንግድ ሐ)

ንግድ;

መ) መኖሪያ ፣ ንግድ እና ኪራይ

5. በአሜሪካ ጊቢ ውስጥ ወጥ ቤት እና ሽንት ቤት ሳይጨምር የክፍሎች

ብዛት? ሀ) አንድ

ለ) ሁለት;

ሐ) ሶስት;

መ) አራት እና ከዚያ በላይ

6. በአዲሱ ሰፈር ውስጥ ወጥ ቤት እና መጻዳጃ ቤት ሳይጨምር

የክፍሎች ብዛት ሀ) አንድ

ለ) ሁለት ሐ) ሶስት

መ) አራት እና ከዚያ በላይ

7. በአሜሪካ ጊቢ በነበርክበት ጊዜ ቤት-ህ ቤተሰብህን ለማስተናገድ በቂ

ነበር? ሀ) አዎ

ለ) አይ

8. አዲሱ ቤት ቤተሰብህን ለማስተናገድ በቂ

ነው?

ሀ) አዎ

ለ) አይ

9. አሜሪካን ጊቢ ላይ ያለው ቤት ወለል ከምን

የተሰራ ነበር?

ሀ) ምድር

ለ) ሲሚንቶ;

ሐ) እንጨት

መ) ሌላ ማጠናቀቂያ

10. በአዲሱ መኖሪያ ውስጥ ያለው የቤቱ ወለል ምን አይነት ነው?

ሀ) ምድር

ለ) ሲሚንት;

ሐ) እንጨት

መ) ሌላ ማጠናቀቂያ

11. በአሜሪካ ጊቢ ውስጥ የቤቱ ግድግዳ

ሀ) ጭቃ እና ጭቃ

ለ) ጡብ

ሐ) ክፍት ብሎኬት

መ) ሲ.አይ.ኤስ

በአዲሱ መኖሪያ ውስጥ ውስጥ ያህሉ የቤቱ ግድግዳ

12. ሀ) ጭቃ እና ጭቃ

ለ) ጡብ

ሐ) ባዶ እገዳ

መ) ሲ.አይ.ኤስ

13. አዲሱ ኮንዶሚኒየም ቤት ከቀድሞው ቤት ጋር ሲወዳቸር ምን ያህል ጥራት አለው?

ሀ) መጥፎ

ለ) ጥሩ

ሐ) በጣም ጥሩ

መ) እጅግ በጣም ጥሩ

14, ኮንዶሚኒየም ቤትዎ የእርስዎን የጤና ሁኔታ ግምት ውስጥ ያስገባል?

ሀ) አዎ

ለ) አይ

ክፍል 5 አስቸኳይ ጉዳይ

1 የመዛወሩ ሂደት የከተማ እድሳት ሂደትን ጠብቆታል ወይ?

2. ሀ) አዎ

ለ) አይ

3. ለመዛወር ሂደት የተሰጠው ጊዜ ምን ያህል ነው?

ሀ) ከ 1 ወር በታች

ለ) 2 ወር

ሐ) 3 ወር

መ) 4-6 ሠ) 6-12

ረ) ከ 1 ዓመት በላይ

4. በአስቸኳይ ምክንያት ምን ምን ነገሮችን አጡ?

ሀ) ቁሳቁስ

ለ) ማህበራዊ

ሐ) ሁለቱም

ክፍል 6 የተጋላጭነት ጉዳይ

1. አሁን ካለበት ቦታ ከቤት ወቶ ስራ ህመድረስ የትራንስፖርት ወጪ በቀድሞ መኖሪያዎ ከነበረው ክፍ ያህ ነው ብሆኑ ያምናሉ?

ሀ) አዎ

ለ) አይ

1. ከቀድሞው ሰፈራ ጋር ሲነጻጸር፣ በአዲሱ ቦታ የጤና አገልግሎት እንዴት ማግኘት ይቻላል?

- ሀ) መጥ ጥሩ
- ሐ) በጣም ጥሩ

3. ከበሬቱ ቦታ ጋር ሲነፃፀር አሁን ባህሎቹ ቦታ የውሃ አቅርቦትን እንዴት ማግኘት ይቻላል? ሀ) መጥፎ

- ለ) ጥሩ
- ሐ) በጣም ጥሩ

ክፍል 7 የእርካታ ተረጃ

1. በሁለም የከተማ እድሳት ሂደት ላይ የእርካታ ተረጃዎን

ይምረጡ? ሀ) በጣም አልረካሁም።

ለ) አልረካሁም።

ሐ) ረክቻለሁ

መ) በጣም ረክቻለሁ

2. በከተሞች እድሳት ወቅት ዝቅተኛ ገቢ ያላቸው ነዋሪዎች የእርካታ ደረጃን የሚወስኑ ምክንያቶች ምንድን ናቸው?

ሀ) በመንግስት የቀረበው አዲስ ቤት ጥራት

ለ) በከተማ እድሳት ወቅት ዝቅተኛ ገቢ ላላቸው ነዋሪዎች የሚከፈለው ካሳ

ሐ) በአዲስ ቤት ዙሪያ የተሻለ መሠረተ ልማት

መ) ለመዛወር ሂደት የተሰጠው ጊዜ

ረ) ከአዲሱ የመኖሪያ አካባቢ የሥራ ዕድል ማግኘት

“ካሎዎች ውድ ጊዜ ቀንሰው ይህን መጠይቅ ስለሞሉልኝ ከልብ አመሰግናለሁ።”

APPENDICES

APPENDIX II: Publishable manuscript

ANALYSIS OF THE IMPACT OF URBAN RENEWAL ON LOW- INCOME RESIDENTS IN ADDIS ABABA: THE CASE OF ADDIS KETEMA SUB-CITY

Anteneh Negussie¹ * Bosen Yirga²

Abstract

This study explores the impact of urban renewal projects on low-income residents in American Gibi, a neighborhood in Addis Ketema Sub-City, Addis Ababa, with a focus on identifying factors influencing the satisfaction levels of relocated individuals. Employing a mixed research approach, the study combines descriptive and inferential methods. Primary data were collected from relocated households using questionnaires and in-depth interviews with open-ended and close-ended questions. Secondary data were sourced from journals, books, papers, and other documented records.

The sample of displaced residents was selected through stratified and simple random sampling techniques. Data analysis utilized qualitative, descriptive, and inferential methods, depending on the type of data collected. Findings indicate that urban renewal projects led to significant losses for relocatees, including disruptions in social and informal networks, loss of jobs and locational benefits, and inadequate compensation. The study also identifies key determinants of satisfaction among relocatees, such as age, educational background, employment status, transport access, and availability of basic infrastructure.

The researcher recommends addressing socio-economic challenges faced by relocatees, fostering community participation in decision-making, and improving the factors that influence satisfaction levels to enhance the outcomes of urban renewal projects.

Keywords: Addis Ababa, urban renewal, resettlement, low-income households, and socio-economic

1. Introduction

The origin of urban renewal programs can be traced to the great depressions of the 1930s where there was obvious dissatisfaction with the housing conditions in Britain. During this period, unprecedented skyscrapers were built in most British/English cities to replace obsolete residential structures. According to Enger and Smith (2004), the origin of urban renewal programmes in the United States of America can be traced to the 1937 Housing Act which made provision for slum clearance and the replacement of dilapidated houses with subsidized public housing which have modern facilities.

Urban renewal has been regarded as a sound approach to promoting land values and improving environmental quality (Adams & Hastings, 2001); rectifying the urban decay problem and meeting various socioeconomic objectives (Lee & Chan, 2008a); and enhancing existing social networks, improving inclusion of vulnerable groups, and changing adverse impacts on the living environment (Chan & Yung, 2004). In order to help tackle these issues, many studies have been conducted in this field. As sustainable development corresponds to urban renewal in terms of social, economic and environmental sustainability, it has been recognized that urban renewal and sustainability should be combined together.

The urban renewal process involves various planning issues and different stakeholders, the relationship between which complicates the process. In order to achieve effective and efficient sustainable urban renewal practice, it is first necessary to understand the mechanism behind it. Discussions by other researchers on these issues are scattered in different areas with an integrated review covering sustainability, planning, and urban renewal yet to be produced. Urban areas are never static, but they are constantly changing in response to political, economic, and social pressures (Couch, 1990) and physical growth as well. This rapid growth of the cities all over the world and rapid transformation of their economies have affected the historical cores of their cities. Policies reflected the concept of urban renewal shaped every period. Renewal came at the top of the ladder of planned intervention in urban areas.

It is also the relocation of an existing low-income population, creating favorable space for more profitable activities like for office development, commercial activities and for luxury residential development or the provision of different infrastructure facilities to the central old, dilapidated and slum urban areas (Robert et al 2000, pp.9-36).

The concept of urban renewal in the context of Western countries connotes the meaning of direct The concept urban renewal refers to the government intervention in the spatial structure targeting to improve the physical and environmental conditions of deteriorated area (Gezahegn, 2017, p.22). Midhurst and Lewis, (1969) identify the concept as an extensive demolition of property in a way that clears a large area of ground and so permits the planning and construction of a new setof building, street and space. Dijk (2008). sees from the process of remodeling older parts of urban areas, including their central business areas, by means of rehabilitation and conservation as well as redevelopment. Midhurst and Lewis (1969) indicates urban renewal as a demolition of property in a way that clears a large area of ground and so permits the planning and construction of a new set of building, street and space.

Studies in Addis Ababa show urban renewal programs are being implemented in Addis Ababa in order to improve the socio- economic and infrastructural problems of the city. Infrastructural and road expansions, housing, environmental sanitary and investment projects are currently being widely carried out in the city (Megento,2013).

There are a lot of challenges during urban renewal programs, especially in developing countries, from those countries Nigeria is one of the country apply the urban renewal program. The redevelopment only provided 27.3 percent for low-income group and about 72.7 percent of the original residents did not return back to the neighborhood after completion of the scheme.(Ibeakuzie, 2002; Dimuna and Omatsone, 2010, pp.32-44,).

Ethiopia is confronting with urban deterioration. One of the problems is urban deterioration has a highest incidence in Ethiopia where it is believed that more than 80% of the city is covered with deteriorated area. Muzzini,(2008). From those cities Addis Ababa is one of the deteriorated city and to solve this problem urban renewal and upgrading are interventions (Muzzini, 2008) that areimplemented to improve and renew slum areas.

In addition to these previous studies by (Mejia, 1999), (Abbuta, 2003), (Wu, 2004), (Zhi, 2020), and (Gopal, 2006), little information was gathered from social institutions in urban

renewal and development strategy, It may be inferred that people paid less attention to and were less concerned with doing a study that included the effects of low-income residents' social and economic capital.

However, “this research is intended to fill the knowledge gap that other studies did not capture well. The effect of urban renewal on low-income urban residents, and more specifically, its effect on economic and social capital, their participation, which are denied by the city government, would be the fundamental focus of the paper”.

Related literature

Definition of urban renewal

Urban renewal refers to the redevelopment of urban centers (Carl, 2015). most often with an emphasis on the redevelopment of economic infrastructure. It refer to multi sectored interventions, which are undertaken within specific geographic areas over a medium-term timeframe (Morontse, 2010). According to (Robert et al., 2000), urban renewal is a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change. (Robert et al., 2000, p.26).urban renewal is defined differently. Morontse (2010) and Robert et al. (2000) focus on policy direction; Couch (1990) refers to the physical aspect, while others focus on social and economic aspects.

The idea of Urban renewal began with the concept of urban redevelopment. According to Buissink (1985), the concept has an America origin in the Housing Act of 1949, and was originally designed to clear, and restructure land use in the inner city which has developed into slums, and to develop in their place, a comprehensive programme of new residential and nonresidential development (Colborn, 1963).

However, the term urban renewal has varied definitions. In some places renewal meant erecting a civic monument in downtown plaza; in others, rehabilitating sound but decaying homes (Dejene, 2019); undesirables out of desirable neighborhoods by spot clearance; stabilizing blighted neighborhoods and encouraging residents to improve their properties and in others developing land that will attract new business into the community; and in still others,

assembling tracts on which subsidized low or middle income housing might be built).(Ashenafi, 2001).

Urban Renewal in Developing Countries

The practice of urban renewal is still relatively new in developing nations. The majority of efforts are focused on addressing the issues in urban slums, which are thought to be the area of Third World cities that are growing the fastest and are home to between 30 and 60% of the urban population (Hardoy & Satterthwaite in CHF, 1990). Before the 1980s, squatter eradication and population transfer to low-cost housing projects were the primary strategies for urban renewal in developing nations (Laquian, 1984).

Urban renewal affects social networks within neighborhoods in two primary ways. First, residents' original social networks may be destroyed during urban renewal (Arkar et al., 2004). The demolition of buildings often leads to relocation and disintegrates the social and emotional ties between residents; thus, *relocated residents* and residents who live in or around the demolished areas may lose their connections. Western studies suggest that urban renewal with subsequent displacement causes a substantial decline in neighborhood cohesion, the loss of established social ties, and the emergence of disorientation and isolation (Newman and Wyly, 2006).

Reasons for Urban Renewal

The purpose of urban renewal is to restore economic viability to a given area by attracting external private and public investment and by encouraging business start-ups and survival (Johnson, 2005). According to Tashman Johnson The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old deteriorated buildings and bad streets and utilities or the areas can lack streets and utilities altogether. Urban renewal provides the following tools: First it allows for the use of tax increment financing (explained below) financing improvement projects. Second, it allows for special powers to buy and assemble sites for development or redevelopment, if that is desired. And third, it allows for special flexibility in working with private parties to complete development projects (Johnson, 2005).

Approaches to urban renewal

To minimize the deficiencies in the urban renewal projects, a sustainable approach to urban renewal process is necessary. One way to develop such approach is to apply the concept of sustainability to urban renewal (Lee, 2003). There are two types of urban redevelopment approaches, used in different urban centers, was used according to the context of a given urban centers. Including a) Private Sector Urban Renewal: It is a market force drive that forces the private sector when there is an effective demand for changing existing uses for intensive uses or other different uses, and b) Public Sector Renewal: It is mostly concerned with areas that could not be covered by market forces such as the opening of roads. (Ashenafi, p.35, 2001).

Benefits of urban renewal

Urban renewal has been assessed by politicians, urban planners and civic leaders (Oyebode and Joshua, 2018,). It may, in some instances, improve cultural and social amenity and it may also improve opportunities for safety and surveillance. (Oyebode and Joshua, 2018).

Urban renewal draw backs

Urban renewal is a program of land redevelopment in areas of moderate to high density of urban land use (Liu et al, 2019.) Renewal has had both successes and failures. Its modern manifestation began in the late 19th century in developed nations and experienced an intense phase in the late 1940s under the reconstruction. The process has had a major impact on many urban Landscapes, and has played an important role in the history and demographics of cities around the world. (Ejigu and Abraha, 2018).

Urban renewal in Ethiopia

In Ethiopia, The current government adopted a national urban development policy in 2005 and an urban development package in 2006 with the primary goal of addressing the unplanned growth of cities, the inadequate housing stock already in place, and the lack of physical amenities brought on by the rapid rural-to-urban migration. (Ashenafi and Bilen, 2017). The Proclamation No 455/2005 in its preamble stipulates that “land redevelopment for the construction of dwelling houses, infrastructure, investment, and other services are given the rapid growth of urban centers and increase of their inhabitants”. Article 40 of this proclamation uses the term “urban redevelopment” involving urban renewal, upgrading, and land re-allocation.

The Addis Abeba city administration decided to revitalize the city through its development policies over the past 20 years with the goals of reducing inequality, raising city dwellers' standards of living, and making the city fit for providing urban services to its residents as well as to various international organizations (as it is well known, Addis Abeba is the headquarters of the African Union, the UN-ECA (Economic Commission for Africa), the E.U. (Rebecca, 2008).

Implementation's challenges on urban renewal Programs in Ethiopia

The Addis Ababa Land Development and Urban Renewal Agency is a government-run organization situated in Addis Ababa that manages urban renewal and related land concerns (Gebre, 2008). The Agency's objective is to renew and clear decaying and slum areas, to prepare efficient and successful fertile fields, to impose boundaries limits, to pay compensations, and to provide replacement places/houses for expropriated lands and properties by the government, among other things (Admassu, 2018, pp. 20-21). The Agency plays a critical role in ensuring that the process is transparent and practical in order to attract investments and enhance living conditions (Admassu, 2018).

Although there was no comprehensive policy regarding internally displaced peoples including, those associated with urban redevelopment, the Federal UHDP emphasizes the demolishing and redevelopment based on the new plan of the inner-city dilapidated slum areas giving particular emphasis to low-cost housing (Wasihun, 2020). Thus, the policy stipulates the need for affected group participation in planning and implementation of inner-city slum redevelopment in a way to benefit the majority (Muhidin, 2016).

Research Methods

The study area

The Federal Democratic Republic of Ethiopia is located at the eastern part of Africa with latitude range 300 North to 150 North, and 330 East to 480 East. The study area is found in the capital city of the country, Addis Ababa. Addis Ababa is the capital city of Ethiopia and it is found in the heart of the country surrounded by Oromia which is geographically located at longitude 38° 44' E and latitude of 9° 1' N. According to the 2007 census. There are 11 sub-cities in Addis Ababa, which vary by ethnic composition, geographic size, and socio-economic status. The specific study area was selected from one of sub cities which is Addis

Ketema sub city, American Gibi.

The study area is found at the middle of Woreda 1 of Addis KetemaSub City. It is one of the inner city parts of the city Addis Ababa. However, it is somehow closest to the central part of the town. It has a great planning problem. In general, it is supposed to intervene by urban renewal project program to resolute the problem of this area. It cover 13.3 hectare.

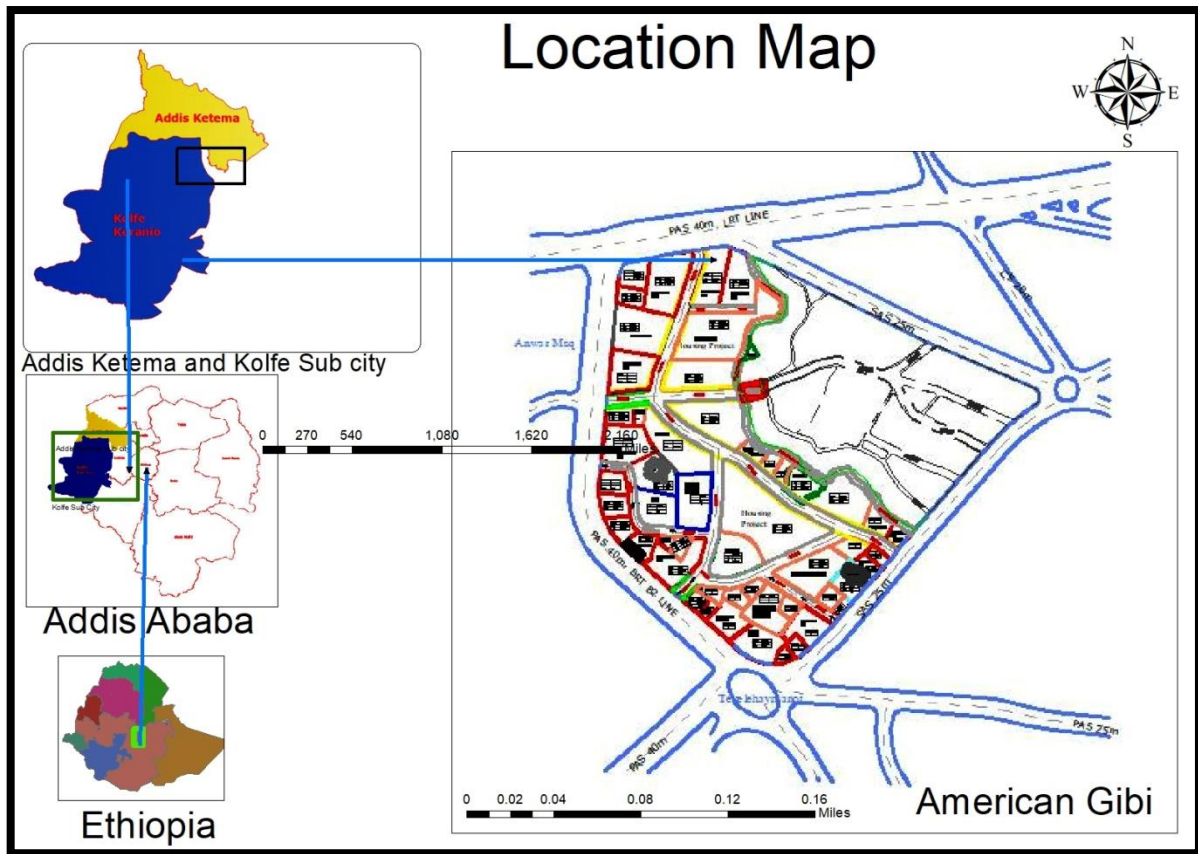


Figure 1: study area location map

Data Analysis

The study was employing a mixed approach (qualitative and quantitative). Quantitative research deals with numbers and statistics, while qualitative research deals with words and meanings (Yilmaz and Kaya, 2013). Quantitative methods allow you to test a hypothesis by systematically collecting and analyzing data, while qualitative methods allow you to explore ideas and experiences in depth. For this particular study, a research approach,

quantitative and qualitative methods was used.

Sources of data

Primary and secondary data collection instruments were used for this study. The primary data collection tools include questionnaire survey, observation, mapping, photographs and videos. Secondary data sources were maps and satellite images that show current situations and the changes over a period of time. Close-ended questionnaires are used to generate statistics in quantitative research, and open-ended questions are used to describe qualitative research.

Interview: In this research, the researcher used this method to get more information and to obtain greater depth. Interviews were conducted with residents and officers.

Field observations: The researcher observed the current condition and environment, and the displaced residents' status and situation.

Secondary data: - Various secondary data sources were used to support the findings of the study; these are published documents, unpublished reports, books, the internet, and others.

Data Analysis and Interpretation

The data was gathered from different sources and analyzed using a mixed approach. The collected data was analyzed using SPSS software to analyze the quantitative data, and the qualitative data from the interview was transcribed. In addition, the collected data was presented in the form of an interpretation by using tables, charts, graphs, percentages, and figures to clarify and substantiate the explanation. In analyzing the qualitative data, the researcher followed narrative writing and the quantitative data was analyzed the descriptive and inferential analysis methods.

Results

Household size of relocated households

Considering the family size of the relocated households, it was found that 49.6 percent have a family size of more than 5 and when we compare to new site it decreases to 22.2 percent (Table 5). Those households who have a family size of less than 3 constitute about 15.9 percent, and as compared to the new site the new site family size was 45.8 percent while the rest of the households who have a household size between 3 and 5 accounts for 34.3 percent in previous location. Moreover, as compared to new site it decrease to 31.8 percent. This information shows majority of people were living in one or two room in previous site but after the renewal process, they cannot continue their life style after

relocated to condominium or other places. It also indicates to be a determinant factor of the residential satisfaction of the relocated households.

Table 1: Household size of relocated households

No of household	In America Gibi		In new site	
	Number of respondents	Percent	Number of respondents	Percent
Less than three	25	15.9	72	45.8
3-5	54	34.3	50	31.8
More than 5	78	49.6	35	22.2
Sub total	157	100	157	100

Source, survey data (2014)

The marital status of 48.4% are married people supports their families and their relatives According to the survey 7.6 % are widow, 29.9%, divorced and 14% single. The implication of data shows majority are married this should be indicated from the data that shows the number of years residents live.

Employment status or source of income

To clearly understand the effects of renewal and resettlement on the economy of residents of America Gibi, about 22.9 % are unemployed, but, before relocated to in the current places how many clearly state how many of respondent’s loss their income due to relocation and how many of respondent reside/remain on the study area lost their job or income and how they lost is this due to the relocation of residents 29.9 of residents are engaged in informal business activities like petty trade, metal work activities especially recycling and repairing of bed.

Respondents were asked about the main sources of household income and the main source of income. In the old settlement area, 31.8 percent of the households engaged largely on informally self- employed and formal self-employed sector followed by 21.0 % and employed in government organization, 22.9 % and pension/remittance (3.1 %).And employed in NGOS and unemployed was 3.8 percent.

In the new settlement area, the percentage of households engaged in informal self- employed decreased from 31.8 percent to 29.9 percent. and those who reported working as informally self -

employed decreased from 21.0 percent to 17.8%. In other words, almost 12.17 per cent of the settlers lost their jobs due to their relocation. (See table 9).

Table 2: Employment status when in America Gibi and in new site

Category	Employment types engaged	In America Gibi		In new site	
		Number of respondent	Percent	Number of respondent	Percent
A	Employed in government	39	24.8	31	19.7
B	formal self- employed	33	21.0	28	17.8
C	Informal self- employed	50	31.8	47	29.9
D	Employed in NGO	6	3.8	6	3.8
E	Unemployed	24	15.2	36	22.9
F	Remittance and pension	5	3.1	9	5.73
	Total	157	100	157	100

Source, surveying data of 2014, EC, by the researcher

The other important change was reliance on pension/remittance as a main source of income was increase from 3.1 percent in the old settlement area to 5.73 percent in the new sites and this implies how to be difficult changed and relocated from the center of the city to outskirts, because their own drawbacks ,for example the monthly pension were used to buy food and other necessities difficult in new settlement area or now, because it is not easily to find out alternative markets to buy foods and other necessity materials with low cost in recently resettled settlement area.

Compensation Issues

Urban renewal project plans take a long time to implement, hence the subsequent displacement and resettlements are typically of a slow-onset nature (Terminsky, 2013). Relocations may not result in a major decline in the level of human security if they are accompanied by earlier planning for suitable compensation that takes into consideration the market value of the lost property (Vengesai and Schmidt, 2018).

Table3: level of compensation during urban renewal process?

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid very low	98	62.4	62.4	62.4
low	59	37.6	37.6	100.0
Total	157	100.0	100.0	

Source, survey data (2014)

Transportation problems

Daily means of transportation

From sample respondent, 32.4% of dwellers are used walking from workplace to their homes and for other social issue, 28.02% are used both walking and taxi to daily carried activities and issues and 5.1% are used taxi, but this data is completely changed when respondents are relocated to new site. for instance, in the new site, 7.64% are used walking, 30.5% use combination of bus and taxi and the rest 30.5 % used taxi. (Source, surveying data of 2014, EC, by the researcher) (see Table-13-). Interviewed respondents also mentioned majority are used bus and taxi to daily activities.

Table4: Means of transportation in America Gibi and in new site

Transportation means	In America Gibi		In new site	
	Number of respondents	Percent	Number of respondents	Percent
Walking	51	32.4	12	7.64
Walking and taxi	44	28.02	23	14.6
Bus	26	16.5	20	12.7

Bus and taxi	22	14.01	48	30.5
Taxi	8	5.09	48	30.5
Private	6	3.8	6	3.8
Service	-	-	-	-
Sub total	157	100	157	100

Source, survey data (2014)

Generally, the result on transport access and payment for transportation as compared with their

previous settlements show, about 45.2 percent of relocated respondents faced have more than one problem like long time delay and high cost, and congestion, 24.2 percent of them faced the problem of transport cost, 22.9 percent congestion, and 3.8 percent have access to good transport service (Table 15). This shows that respondents faced those challenges due to their relocation from their previous settlement.

Table5: Access to transportation service when you compare from previous settlement area

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid high traffic jam	36	22.9	22.9	22.9
expensive	38	24.2	24.2	47.1
time consuming	6	3.8	3.8	51.0
good	6	3.8	3.8	54.8
more than one problem	71	45.2	45.2	100.0
Total	157	100.0	100.0	

Source, survey data (2014)

In general this study finds out the effects of renewal in the American Gibi detached people from their neighborhood, where they had a deep attachment. It is difficult for these people to assimilate into the new settlement. As stated in the survey results, many young children have stopped their education and started to work to support their families. In addition, since it is not properly implemented, the effect is more psychological. Many people who live in the area know that one day they will be relocated. Due to this, there has been no sign of improvement in the structure of the houses they live in. In addition, this study found out following results.

Discussion

The above review of study on sustainable urban renewal provides insights into the impact of urban renewal on the low income of urban residents. There are planning sub-system and social sub-system involved in the urban renewal process. These planning issues and relating stakeholders should closely interact with each other.

In addition, the adverse effects of the practice of mass demolition of property and forcible resettlement from inner-city areas are well documented. The disruption of the informal economy of the low-income groups, increasing burden on the public sector in terms of the

provision of replacement housing and services, disruption of the social fabric and links with the past are some of the negative consequences of this approach.

The available statistics disclose that social services and infrastructural facilities are concentrated in the inner city. Therefore, the relocation of people from the slums to the outskirts of the city led to loss of income and decline of access to services and facilities. Thus when development projects necessitate population displacement, the consequent resettlement programmes should be designed in such a way that they would improve the living standards of the affected communities as a matter of right and necessity.

1. **Economic Distress**

Due to relocation of residents from originally settled place to other part of the city like, in the city periphery, their business ties are disrupted with customers, decreased monthly income source and loss locational advantages;

2. **Social impacts** , The social mix in cities in terms of race, income, and background is crucial for its diversity and is the root for city character and mostly poor households are a strong social relationship with neighborhood through different social networks such as: *iddirs*, *iqub* and *Mehaber*. However urban renewal disrupted and breaks down their strong social relationships and this creates different social and psychological constraints in their new settlements.

3. **Transportation problems: due** to implementation of urban renewal strategies a large number of people are relocated from America Gibi to different parts of Addis Ababa city Akaki sub city-(Gelan), Bole Bulbula, CMC and Kara .after relocation to those sub cities, a lot of challenges are faced in terms of transportation problems. Such as long distance from the city centers. And inaccessibility of vehicles easily within affordable transportation cost as compared with to the previous ones.

4. **Better housing condition**, some of residents confirmed that the provision of better housing rather than the previous ones in terms of housing quality, materials and rooms, owned private kitchen, and toilet. Establishment of good life style, good sanitation, water, and transferred to secure housing, sense of house ownership and boost in confidence as compared to previous housing condition.

Conclusion

This study's main objective is to determine how urban regeneration in Addis Ketema, American Gibi, affects low-income urban residents. Because the issue of displacement and resettlement has so many facets, a solution necessitates taking a comprehensive approach. The most significant livelihood resources that are impacted by urban redevelopment projects have been evaluated in this research. The displaced individuals are relocated to the city's outskirts, where there is insufficient infrastructure and service delivery.

On the other hand, the resettlement had unfavorable effects of its own. The proximity to employment opportunities and the availability of services in the neighboring settlement were the most important features of the prior settlement. Residents of inner cities typically have the option of walking to work, markets, and schools or taking a bus or cab from a nearby area. Historically, walking was the most popular means of transportation to reach important amenities. This reduced the expense of transportation, enabling them to maintain their way of life. However, as a result of the relocation program, inhabitants in the study area are no longer able to receive these services and are now more vulnerable to the costs associated with them, which ultimately have an impact on their ability to support themselves.

Low income residents are mostly settled in the inner urban centers, because, most of the time engaged in informal economic activities and reliance on monetized economic activity; inner city urban centers are an engine of economy for different countries, because various economic activities are undertaken in urban centers and create temporary and permanent jobs opportunity to urban dwellers and for the countries it is a back bone of source of GDP;

low- income households are preferred urban centers to carry out their daily activities and proximity to work places. urban centers are focal points, easy transportation access with low price. The City Government of Addis Ababa has been promoting private and public investments to address such development challenges as poverty, overcrowding and congestion, dilapidated housing, inadequate housing, sanitation problems and unemployment. In the last 15 years, the city has scored enormous achievements in attracting public and private investments, especially in infrastructure and the social sector. In Addis Ketema sub city, American Gibi, the duration of time provided for the resettle was very short and this condition did not allow enough time for them to prepare shelter and other facilities that are very crucial to relocate.

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