



**ADDIS ABABA UNIVERSITY
ETHIOPIAN INSTITUTE OF ARCHITECTURE, BUILDING
CONSTRUCTION AND CITY DEVELOPMENT
(EIABC)**

SCHOOL OF GRADUATE STUDIES

**IMPACT OF URBANIZATION ON FARMERS' LIVELIHOOD TRANSFORMATION
IN PERI-URBAN AREAS: THE CASE OF KOYE FECHE CONDOMINIUM, ADDIS
ABABA**

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ADDIS ABABA, ETHIOPIA

MAY, 2025

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FECHE CONDOMINIUM, ADDIS ABABA**

By

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MASTER OF SCIENCE IN HOUSING AND SUSTAINABLE DEVELOPMENT

ADVISOR

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MAY, 2025

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Declaration

I, the undersigned, declare that this thesis titled “Impact of urbanization on farmer livelihood transformation in Periurban areas the case of Koye Feche condominium” is my own original work and was written with the guidance of my adviser. It has not been presented for a degree at any other university, and all sources of material used for the thesis have been duly acknowledged.

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Herewith, I state that **RODAS MULUGETA ALEMU** has carried out this research work on the topic entitled “Impact of urbanization on farmer livelihood transformation in Periurban areas the case of Koye Feche condominium” Under my supervision, and it is sufficient for submission for defense.

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This thesis is submitted to the graduate programs director of the Ethiopian Institute of Architecture, Building Construction, and City Development (EiABC), Addis Ababa University, in partial fulfillment of the requirements for the masters of science degree in housing and sustainable development.

Thesis Title:

“Impact of urbanization on farmers’ livelihood transformation in Periurban areas; the case of Koye Feche condominium”

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Abstract

Urban development in Sub-Saharan African cities, notably in Addis Ababa, Ethiopia, is witnessing rapid expansion. In response to urban poverty and the need for increased homeownership among low- and middle-income residents, the City Administration initiated a large-scale housing development project in 2005, primarily situated on the city's periphery. These areas were previously inhabited by local farmers, whose livelihoods centered on agriculture. Following the housing development, these farmers were displaced and compensated with condominium houses, significantly altering their way of life. The study delves into the repercussions of urban expansion on the peripheral community livelihood within the Koye Feche condominium. Employing both quantitative and qualitative methodologies, primary data collection methods involved in-depth interviews with key informants, survey questionnaires, and focus group discussions. A total of 201 farmers and three government officers contributed to the data collection process. Findings indicate that the expropriation of agricultural land for the integrated housing development program led to a profound transformation in housing and livelihoods. The study meticulously examines four parameters: environmental, spatial, social, and economic sustainability. It found both positive and negative impacts on the farmers' lifestyles. On the positive side, the housing development program has elicited notable advancements in environmental sustainability, better security, augmented access to healthcare services, improved transportation infrastructure, expanded employment opportunities, increased availability of religious amenities, elevated income levels, enhanced quality of life, better access to clean water sources, enriched educational opportunities, revitalized market dynamics, and optimized energy utilization. Specifically, 78% of respondents reported improved access to potable water, 65% cited better healthcare access, and 52% acknowledged income growth. However, there are negative repercussions, including the loss of agrarian lifestyles, incongruities between condominium housing and traditional farming practices, financial challenges associated with new housing, reduced food self-sufficiency, psychological stress, and dissatisfaction with new living conditions reported by 63% of respondents. Despite challenges, farmers and their families have demonstrated resilience by implementing coping mechanisms such as informal trading, urban agriculture, and diversification of income sources to uphold social values and address economic and environmental concerns. The study recommends that future urban expansion policies prioritize inclusive planning, context-sensitive compensation, and sustainable livelihood restoration strategies tailored to displaced farming communities to ensure long-term resilience and equitable development.

Keywords: *expropriation, Integrated Housing Development Program, peri-urban, livelihood sustainability, housing, resilience*

ABBREVIATIONS

AACD – Addis Ababa City Administration

CHD – Condominium housing development

EA - Environmental assessment

EIA - Environmental impact assessment

EPA - Environmental Protection Authority

EPRDF- Ethiopian People’s Revolutionary Democratic Force

FAO – Food and Agriculture Organization)

FGD – Focus group discussion

GTZ - German Technical Corporation

IHA-UDP - Integrated Holistic Approach - Urban Development Project

MWUD (Ministry of Works and Urban Development)

NGOs - Non-Governmental Organizations

PP - Public participation

SEA - Strategic Environmental Assessment

SIA - Social impact assessment

UNCED - United Nations Conference on Environment and Development

Local Terms

Derg – Military Government in Ethiopia (1974 – 1991)

Edir: A form of social organization in a neighborhood intended to create social cooperation

Ekub: A form of social organization in a neighborhood intended to promote saving culture

Kebele - Smallest level in an administrative hierarchy

Mahiber – Social organization formed with in a neighborhood

Mirete: the process by which the government assigns land/housing to beneficiary

Woreda – A district in an administrative hierarchy

Yelmat Teneshiwoch - Dwellers who are evacuated from their houses to make way for bigger development.

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CHAPTER ONE

1.INTRODUCTION

1.1 Background of Study

The concept of "peri-urban space" emerged in European contexts, notably in France and Switzerland, to describe the transitional areas situated at the interface of urban and rural regions. According to Qvistrom (2013), peri-urban space refers to the zone within the "urban shadow" that serves as a buffer between fully urbanized and purely rural territories. These spaces are marked by rapid transformations, where rural settlements are often compelled to adapt swiftly to urban or industrial lifestyles, leading to significant social and economic changes (Webster & Muller, 2011).

Urbanization is progressing rapidly across Africa. According to UN-Habitat (2010), more than 50% of Africa's population is projected to reside in urban areas by 2030. Ethiopia, although currently among the least urbanized countries on the continent—with only about 20% of its population living in cities—is expected to experience a fourfold increase in urbanization over the next two decades (Yemeru and Gebre-Egziabher, 2019). This trend will inevitably lead to the expansion of peri-urban zones around major urban centers.

The rapid pace of urban growth in Ethiopia is putting considerable pressure on the country's land delivery system. Urban expansion, driven by both demographic growth and government policies aimed at boosting housing, infrastructure, and commercial development, is reshaping the urban landscape. In this process, peri-urban agricultural lands are increasingly being expropriated to accommodate the needs of expanding cities.

This transformation has profound implications for the rural communities that traditionally occupied these lands. Many smallholder farmers, who rely on their ancestral lands for their livelihoods and maintain strong cultural ties to their agricultural heritage, are being displaced. Often, they are relocated to high-density condominiums or resettled on smaller, less fertile plots. Studies such as those by Gebre-Egziabher and Yemeru (2019) and UN-Habitat (2010) have documented that such relocations frequently occur without adequate planning or compensation,

disrupting the socio-economic fabric of these communities and undermining their livelihood security.

1.2 Statement of the problem

Peri-urban smallholder farmers in Ethiopia are increasingly experiencing displacement and the loss of their traditional agricultural lands due to rapid urbanization. Ethiopia's urban population, which currently stands at about 20%, is projected to quadruple over the next two decades (Yemeru & Gebre-Egziabher, 2019; UN-Habitat, 2010). This surge in urbanization intensifies the demand for land and housing, particularly in peri-urban areas, which are often seen as the most accessible and cost-effective spaces for urban expansion (Webster & Muller, 2011).

As urban boundaries expand, smallholder farmers residing in peri-urban zones are frequently evicted and relocated. These evictions often involve inadequate compensation, typically in the form of condominium housing and smaller land plots—which are neither economically equivalent to their original holdings nor compatible with their agrarian lifestyles (Alemu, 2017; Inki, 2019). The mismatch between their traditional livelihood practices and the new urban environment results in social dislocation, income reduction, and cultural erosion.

The transformation of these peri-urban spaces has introduced growing livelihood incompatibilities, particularly for those dependent on agriculture. According to Asmera Bekele Inki (2019), the shift from farming to urban life has significantly undermined the economic stability and social cohesion of affected households. Similarly, Girma Mulu Alemu (2017) points out that the lack of secure tenure and fair property rights remains a persistent issue for displaced farmers, aggravating their vulnerability.

Despite the magnitude of the issue, existing research tends to focus on either property rights or spatial land use impacts, often overlooking the broader implications of displacement on the sustainable livelihoods of peri-urban farmers. There is a notable gap in studies that holistically assess this transformation through the three pillars of sustainability—economic viability, social equity, and environmental integrity.

Therefore, this research seeks to address that gap by examining the comprehensive livelihood transformation of peri-urban farmers in the context of Ethiopia's urban expansion, using a sustainability-focused framework. This approach will provide a more nuanced understanding of the long-term effects of urbanization on rural populations and inform better policy interventions.

1.3 Research Objective

1.3.1 *General objective*

The general objective of this study is to assess the impact of urbanization on the livelihood transformation of smallholder farmers in peri-urban areas, with a particular focus on those relocated to the Koye Feche condominium in Addis Ababa. The study aims to evaluate this transformation through the lens of sustainable development by examining the economic, social, and environmental dimensions of the farmers' post-relocation experiences.

1.3.2 *Specific objective*

1. To identify and describe the major social, economic, environmental, and spatial characteristics of farmers' livelihoods before the appropriation of their agriculture in the Koye Feche area.
2. To assess the impacts of land appropriation on the livelihoods of displaced farmers, with emphasis on changes in income sources, living conditions, social networks, and access to resources.
3. To investigate the coping mechanisms and adaptive strategies employed by farmers following the loss of their agricultural land due to urban expansion.

To address these issues, the researchers have asked the following questions:

1.4 Research Questions

1. What are the major social, economic, environmental, and spatial characteristics of the livelihoods of the farmers before agricultural land appropriation?
2. How have the livelihoods of farmers been affected by the land and housing appropriation?
3. What are the coping mechanisms of the farmers after their agricultural land ceded for urbanization?

1.5 Significance of the study

Ethiopia is experiencing growing urbanization, which has resulted in the conversion of a vast area of agricultural land to other uses, forcing several farmers to shift their livelihoods.

While these farmers are given compensation for their land as they are gushed into urban areas for their new way of life, this dramatic change has impacted them. This study aims at analyzing and examining this impact on the perspective of farmers and their livelihoods.

1.6 Scope and limitations of the research

This research has both a thematic and a geographical scope. Thematically, the study focuses on the transformation of farmers' livelihoods as a result of land appropriation in peri-urban areas, with an emphasis on the social, economic, environmental, and spatial dimensions of this transformation. The research examines how the transition from rural agricultural life to urban condominium living caused by land and housing appropriation has reshaped farmers' ways of living, coping strategies, and long-term well-being.

Geographically, the study is confined to Koye Feche, located in Woreda 10 of Akaki Kality Sub-city, Addis Ababa, Ethiopia. The target population for this study is former smallholder farmers who currently reside in the Koye Feche condominium and were directly affected by the land and housing appropriation process.

Limitations of the research include several methodological and contextual challenges. First, due to the broad dispersion of evicted farmers across multiple relocation sites, this study is limited to a single site (Koye Feche), which may not fully capture the diversity of experiences among all displaced farmers in Addis Ababa. As such, the generalizability of the findings is somewhat limited. Second, technical barriers such as illiteracy, incomplete survey responses, and language differences presented obstacles to data accuracy and completeness. These challenges have the potential to affect the validity and reliability of the research findings. To address these issues, local translators and assistants were employed to explain survey questions in local languages and record responses accurately, thereby reducing misunderstandings and improving the quality of data collected.

Despite these limitations, the research provides valuable insights into how peri-urban farmers experience livelihood transformation following forced displacement and urban integration.

CHAPTER TWO

2. LITERATURE REVIEW

2.1 Sustainability

The concept of *sustainability* and the term *sustainable development* have garnered significant global attention, particularly following the publication of the Brundtland Report, *Our Common Future*, by the World Commission on Environment and Development (WCED, 1987). This report famously defined sustainable development as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” However, earlier works also played a foundational role. Notably, *The Limits to Growth* (Meadows et al., 1972), commissioned by the Club of Rome and conducted by researchers at MIT, introduced the idea that unchecked economic and population growth would eventually exceed the Earth’s finite resource capacity. According to Wheeler (2004), this study marked one of the first attempts to model sustainability in systemic terms, even if the specific phrase “sustainable development” had not yet been coined.

In recent decades, the term *sustainability* has become so widely applied across various sectors—environmental, economic, social, and institutional—that its meaning has sometimes become ambiguous or trivialized (Michael, 2015; Redclift, 2005). This semantic dilution risks



undermining the urgency and precision required to address global ecological and social crises. To reclaim the term's utility, a return to core principles is essential. The five guiding principles of sustainability—conservation of biodiversity, equity, intergenerational responsibility, precautionary action, and integrated decision-making—can help contextualize and operationalize the concept across diverse fields such as corporate governance, urban planning, environmental policy, and grassroots development (Hopwood, Mellor, &

O'Brien, 2005; Gibson, 2006).

Fig. 1: The three pillars of sustainability. Source: (Thwink.org 2017).

The need to transform the global economy and society into sustainable systems is perhaps the most critical challenge of the 21st century (Rockström et al., 2009). This transformation is unprecedented in scale and requires a paradigm shift not only in technology and policy but also in values, vision, and collective action (Meadows et al., 2004). Although Earth has evolved over billions of years to support abundant and diverse life, human activity has progressively destabilized essential ecological systems including climate regulation, freshwater cycles, and biodiversity threatening long-term planetary health (Steffen et al., 2015; IPCC, 2021).

A coherent definition of sustainability must go beyond aspirational rhetoric and instead focus on maintaining a dynamic equilibrium between human populations and the Earth's carrying capacity (Daily & Ehrlich, 1992; Wackernagel & Rees, 1996). This requires aligning economic systems, social structures, and environmental stewardship in a way that supports long-term resilience and regenerative capacity. While intergenerational equity remains a core idea ensuring that future generations inherit a livable planet it presents practical challenges, as future needs are inherently uncertain and difficult to measure (Norton, 2005).

A more operational approach centers sustainability around measurable variables, such as population density, consumption patterns, waste absorption capacity of ecosystems, and indicators of human well-being (Costanza et al., 1997). This definition allows for dynamic modeling and scenario planning, making it applicable not only to human societies but to all species whose survival depends on resource availability and ecological balance (Folke et al., 2010; Holling, 2001).

In this context, sustainability is not just a normative goal but an organizing principle grounded in systems thinking, empirical measurement, and long-term ecological and social viability.

2.2 What Is Meant by Sustainable Livelihoods?

The concept of sustainable livelihoods emerged from the work of the Brundtland Commission on Environment and Development, aiming to integrate ecological and socioeconomic concerns into a cohesive policy framework (Karki, R. 2021). The idea gained international prominence following the 1992 United Nations Conference on Environment and Development (UNCED), particularly through Agenda 21, which emphasized sustainable livelihoods as a central strategy for poverty eradication. It proposed that policies targeting development, environmental sustainability, and poverty reduction simultaneously could harness the concept of sustainable livelihoods as a unifying and effective framework.

Historically, poverty has been measured primarily through metrics such as income or consumption. However, this reductionist view does not capture the multidimensional nature of poverty as experienced by individuals (Chambers, 1987). People living in poverty often describe their conditions in terms that include lack of access to health care, education, clean water, employment opportunities, security, and participation in governance. Thus, poverty is best understood as a complex phenomenon shaped by a broad range of social, economic, and political factors.

A "livelihood" refers to the capabilities, assets (both material and social), and activities required for a means of living (Karki, 2021). It encompasses not only what individuals do to earn a living but also their entitlements, rights, and access to both tangible and intangible resources. The concept of "sustainability" in livelihoods refers to the ability of individuals and households to maintain and enhance their capabilities and assets in the face of shocks and stresses whether environmental, economic, or social without undermining the resource base for future generations.

According to Chambers and Conway (1992), a livelihood is considered sustainable when it can cope with and recover from stress and shocks, maintain or enhance capabilities and assets, and provide sustainable livelihood opportunities for future generations. Sustainability implies long-term security, resilience, and adaptive capacity. Assets integral to livelihoods include human,

physical, natural, social, political, and financial capital. These assets are interrelated and dynamic, and their effective use determines the sustainability of a livelihood.

The literature (Hussein & Nelson, 1999; Ellis, 2000) underscores that exogenous factors—such as environmental degradation, economic shocks, and policy changes often compel rural populations to diversify their income sources. Decisions to diversify are also influenced by the microeconomic conditions of households. For instance, access to land, labor, education, savings, and credit significantly affects a household's ability to adopt diversified livelihood strategies (Dercon & Krishnan, 1996; Abdulai & Crolerees, 2001). In many contexts, livelihood diversification becomes both a strategy for income maximization and a coping mechanism in response to asset loss or market volatility.

Gender dynamics, social structures, and cultural norms profoundly influence how men and women access livelihood resources and opportunities. Studies have shown that disparities in mobility, decision-making authority, and control over resources often result in unequal benefits from diversification strategies (Ellis, 2000; Gladwin et al., 2001; Dolan, 2002). Consequently, gender-sensitive approaches are essential in sustainable livelihood planning.

The United Nations Development Programme (UNDP) distinguishes between a "job" and a "livelihood." While a job is a formal activity performed under contractual conditions in exchange for wages, a livelihood refers to a broader spectrum of self-directed economic activities, which may or may not involve monetary compensation. Livelihoods incorporate income-generating and non-income-generating activities and draw upon various forms of assets and entitlements.

Sustainable livelihood thinking moves beyond narrow project outputs such as the number of clinics built or teachers trained to focus on people and systems. It calls for holistic, multi-sectoral strategies that address poverty not in isolation but through systemic interventions at the local, regional, and national levels. This approach places people at the center of development and recognizes the interconnectedness of livelihoods, emphasizing the need for integrated solutions involving both public and private sectors.

2.2.1 *Sustainable Livelihood Frameworks*

Understanding the dynamics of livelihoods is essential for designing effective development interventions. The Sustainable Livelihood Framework (SLF) is a conceptual tool developed to provide a comprehensive perspective on the factors influencing livelihoods and the strategies people use to achieve sustainable outcomes. SLF identifies five key types of capital human, social, natural, physical, and financial which serve as the foundation of livelihood strategies and outcomes.

2.2.2 *Human Capital*

Human capital refers to the skills, knowledge, health, and capabilities that individuals possess, which enable them to pursue various livelihood strategies. The concept was popularized by Becker (1964), who emphasized investments in education and training as vital for improving productivity. Schultz (1971) reinforced this by linking education to enhanced earning potential and economic performance.

Health is another crucial element of human capital, affecting one's ability to engage in productive activities. Sen (1999) highlighted that improving health through access to healthcare services is a prerequisite for expanding people's freedoms and opportunities. Florida (2002) extended the notion of human capital by introducing the "creative class," underscoring the role of creativity and innovation in driving economic competitiveness in a knowledge-based economy.

Heckman's (2000) research on human development economics further demonstrated the importance of early interventions and lifelong learning in reducing inequality and enhancing social mobility.

2.2.3 *Social Capital*

Social capital comprises the networks, relationships, norms, and trust that facilitate coordination and cooperation for mutual benefit within a community. Putnam (2000) distinguished between bonding social capital (within similar groups) and bridging social capital (across different groups), emphasizing the importance of both fostering civic participation and collective action.

Sen (1999) underscored the significance of social capital in expanding individuals' capabilities and access to opportunities. Fukuyama (1999) argued that societies with high levels of social capital are better positioned to resolve conflicts and promote economic development. Bourdieu (1986) also noted that social capital facilitates access to resources and reinforces social hierarchies.

2.2.4 *Natural Capital*

Natural capital includes natural resources such as land, water, forests, and biodiversity that provide ecosystem services essential for livelihoods. Costanza et al. (1997) quantified the economic value of ecosystem services, demonstrating their importance in sustaining life and supporting economic systems.

Daily (1997) categorized ecosystem services into provisioning, regulating, cultural, and supporting services. Leopold (1949) introduced the "land ethic," emphasizing ethical stewardship of nature. Daly and Cobb (1989) advocated for conserving natural capital as part of sustainable development strategies, reinforcing the principle of intergenerational equity.

2.2.5 *Physical Capital*

Physical capital refers to infrastructure and productive assets such as roads, buildings, machinery, and communication networks. Solow (1957) identified physical capital as a key driver of economic growth. Romer (1990) emphasized the role of physical capital in fostering technological innovation.

Public investments in infrastructure, particularly during economic downturns, have been championed by Keynes (1936) as a mechanism to stimulate demand and create employment. Baumol (2012) stressed the importance of physical capital in improving service delivery in health, education, and transportation, thus enhancing societal welfare.

2.2.6 *Financial Capital*

Financial capital encompasses monetary resources such as savings, credit, remittances, and investment income. Veblen (1899) conceptualized financial capital as both a means of

consumption and investment. Keynes (1936) highlighted the role of financial institutions in allocating capital efficiently.

Access to financial capital enables individuals and communities to invest in education, entrepreneurship, and infrastructure, contributing to economic growth and resilience (Schumpeter, 1942). However, Minsky (1986) warned of the risks of unregulated financial systems, which can lead to economic instability. Modigliani and Brumberg (1954) further explained how individuals use financial resources to manage consumption across different life stages.

2.2.7 *Political capital*

Political capital is defined as the influence, authority, and access to decision-making processes that individuals, groups, and institutions have inside a political system. Coleman (1990) developed the concept of political capital as a type of social capital, highlighting its importance in creating social and political outcomes.

Political capital has multiple dimensions, including official authority, informal networks, credibility, and legitimacy. Putnam (1993) emphasized the role of political capital in creating trust, cooperation, and effective governance in democratic countries.

Individuals and groups can use political capital to influence legislative decisions, change public opinion, and organize resources for collective action. Ostrom (1990s) emphasized the importance of political capital in managing common pool resources and resolving collective action issues.

Bourdieu (1986) proposed the concept of political capital as a type of symbolic capital that individuals and groups utilize to obtain an advantage in social and political contexts. He highlighted the function of political capital in maintaining social hierarchies and inequality.

Political capital is important not just for influencing policy decisions and creating governance results but also for fostering social justice, equity, and democratic engagement. Sen (1999) contended that increasing people's skills and freedoms, particularly political freedoms, is critical for human growth and well-being.

2.2.8 *Towards a Sustainable Livelihood framework*

The Sustainable Livelihood framework aims to enhance our comprehension of the intricate dynamics of social transformation, both in rural and urban settings. These areas exhibit a diverse array of processes and factors influencing livelihoods, ranging from global phenomena like climate change, environmental degradation, and global trade, to more localized issues such as HIV/AIDS, economic policies, conflicts over land and labor, among others. Consequently, the framework must encompass these multifaceted processes of social change and their impact on the availability and utilization of key resources for individuals and households. Its objective is to delve into social differentiation and vulnerability, recognizing the dynamic nature of societal capacities and the evolving strategies individuals and households employ to adapt or cope with changes in their socio-economic and physical surroundings over time.

Understanding livelihoods requires careful examination of the unique local contexts in which they unfold. This entails analyzing the interplay between various processes operating at different scales that influence livelihoods. Typically, livelihood analysis begins by assessing and delineating the primary resources available to people. These resources, crucial for sustaining livelihoods, can be tangible (like land or livestock) or intangible, such as policies or legal frameworks shaping people's livelihood strategies. It's imperative to approach resource identification flexibly, acknowledging their multifaceted nature and varied interpretations. In essence, a livelihood analysis must consider how individuals utilize and manage access to resources, interact with institutions, and navigate within specific socio-cultural, economic, and historical frameworks shaped by both global and local dynamics.

2.3 Peri-Urbanization

Peri-urbanization is an increasingly relevant concept in contemporary development studies, particularly in the context of urban expansion and sustainable livelihood dynamics. Although it lacks a universally agreed definition, peri-urbanization broadly refers to the transformation of spaces located between rural and urban zones typically characterized by a shift from agricultural to non-agricultural land use and livelihoods (Tian, 2015). These transitional areas exhibit hybrid

characteristics, blending rural traditions with urban infrastructure, thereby creating a unique socio-spatial configuration (Abramson, 2016).

This process is closely tied to rapid urban growth, where expanding cities encroach upon surrounding rural lands. Such encroachment often results in the displacement of indigenous farmers, the commodification of land, and the redefinition of traditional livelihoods. The resulting peri-urban zones are marked by dynamic and shifting boundaries, as rural areas are incrementally absorbed into urban jurisdictions (Simon, 2008). As a result, these areas become hotspots for land-use conflicts, social reorganization, and ecological stress, all of which are central to current urban sustainability debates.

A critical concern is that peri-urbanization typically involves the conversion of fertile agricultural land into residential, industrial, or infrastructural uses, leading to land fragmentation and declining agricultural productivity (Cobbinah, Erdiaw-Kwasie, et al., 2015). This transformation significantly alters the physical landscape and undermines the sustainability of rural livelihoods, particularly among smallholder farmers. In many cases, these communities experience socio-economic instability due to the loss of land, shifts in employment patterns, and weakening of traditional social networks.

Governments and local authorities play a central role in this transformation by rezoning rural areas for non-agricultural development, often driven by foreign direct investment and speculative land markets (Shatkin, 2016). In countries like China, peri-urbanization is driven by industrial expansion and rural-to-urban migration, resulting in large-scale land acquisition for manufacturing clusters (Tian, 2015). In contrast, in Ghana, peri-urban growth is largely residential, shaped by demand for affordable housing near urban centers and the relatively low cost of rural land (Cobbinah, Gaisie, et al., 2015).

Peri-urbanization also reflects wider socio-economic trends, including rural-urban migration due to declining agricultural returns, limited rural employment opportunities, and perceived urban advantages (Oduro, Adamtey, et al., 2015). These patterns of movement and land conversion are accompanied by significant environmental pressures, including increased energy consumption,

reduced water availability, and deteriorating air and soil quality raising questions about the long-term sustainability of these developments.

The commodification of land in peri-urban zones often exacerbated by weak land governance and speculative investments leads to the unregulated expansion of urban areas and loss of ecosystem services (Malizani, 2012). Municipal governments sometimes monetize peri-urban land to generate revenue for public service provision, inadvertently accelerating the pace of urban sprawl (Shatkin, 2016).

Scholarly assessments of peri-urbanization are divided. Proponents argue that it provides peri-urban communities with improved infrastructure, diversified income opportunities, enhanced access to services, and the potential for intensifying agricultural production on smaller plots (Woltjer, 2014; Cobbinah, Gaisie, et al., 2015). They view peri-urbanization as a space of innovation and hybrid livelihoods. In contrast, critics highlight its disruptive effects, such as the erosion of family-based landholding systems, food insecurity, eviction of local populations, and the proliferation of informal settlements (Tian, 2015; Cobbinah, Erdiaw-Kwasie, et al., 2015).

Despite divergent views, there is a general consensus that peri-urbanization significantly impacts smallholder farmers and contributes to the degradation of agricultural land and ecological systems. These transformations hold critical implications for research on sustainable livelihoods, urban land governance, and inclusive planning strategies particularly in contexts where marginalized populations depend heavily on access to natural resources and secure tenure.

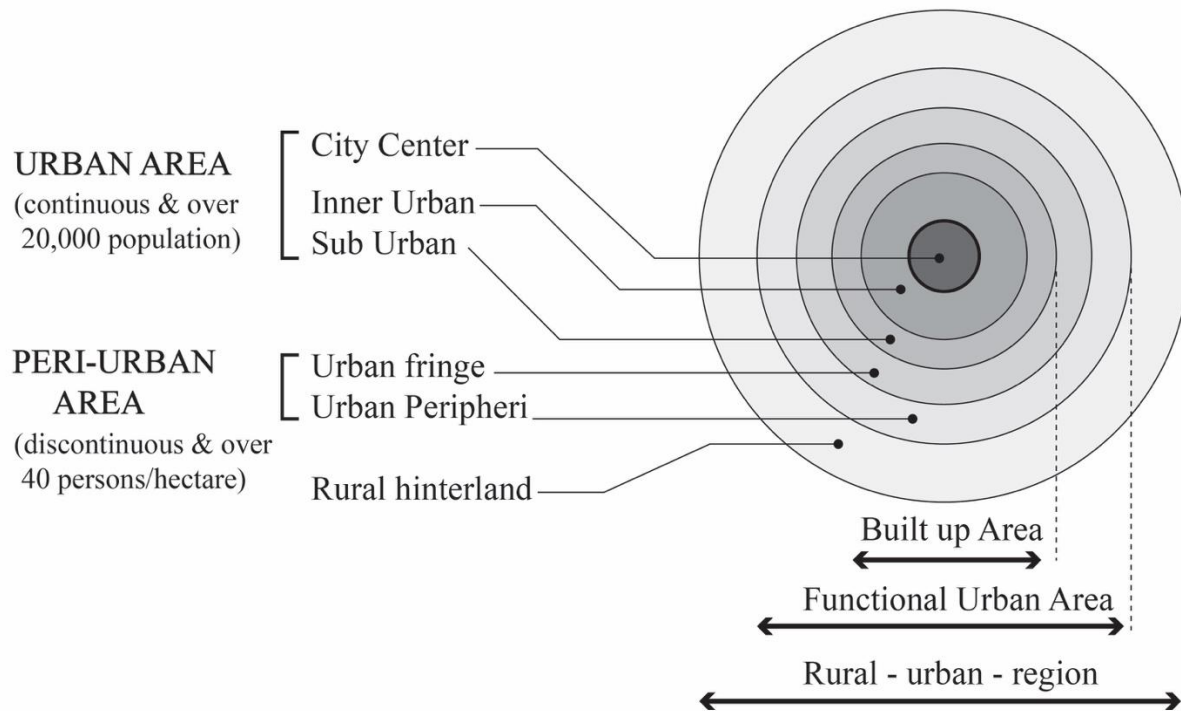


Fig. 2: Monocentric settlement pattern, source: Piotr et al. 2011: 25

2.4 Peri-Urban Land Governance

Effective land governance is foundational to ensuring sustainable and equitable development, particularly in peri-urban areas where rapid urbanization places pressure on land systems. Land governance encompasses the processes and institutions that determine access to land, land rights, land use, and land control including aspects such as registration, tenure security, conflict resolution, and enforcement of property rights (Deininger & Feder, 2009). It plays a pivotal role in protecting the rights of marginalized groups, especially in transitional zones where legal ambiguities and power asymmetries often prevail.

In peri-urban contexts, land governance becomes especially complex due to the fluid and hybrid nature of land use, the lack of clearly defined administrative authority, and competing interests between rural and urban stakeholders. These zones are often governed by fragmented institutional frameworks that lack clarity and consistency (Kihato, Royston, et al., 2013). Weak coordination between central and local governments, limited technical and financial capacity at the local level, and overlapping land claims further undermine effective governance (Woltjer, 2014).

The lack of formal recognition of customary land rights and the absence of legal safeguards for informal landholders frequently expose indigenous populations to land dispossession. As urban expansion increases the value of peri-urban land, powerful actors including developers, elites, and state institutions often manipulate legal loopholes to displace vulnerable groups, exacerbating inequality and social tension (Deininger & Feder, 2009; Hedblom, Andersson, et al., 2017). These dynamics directly threaten the sustainability of rural livelihoods and highlight the need for more inclusive and just governance frameworks.

To address these challenges, scholars advocate for a shift in perspective that recognizes peri-urban land not merely as a transitional or buffer zone but as a space with intrinsic socio-economic and ecological value (Hedblom, Andersson, et al., 2017). Strengthening land governance in these areas involves enhancing tenure security, formalizing customary rights, and enabling participatory land use planning. Legal and policy reforms, when aligned with social legitimacy and community priorities, can significantly improve land management outcomes and reduce the risk of dispossession (Deininger & Feder, 2009).

Furthermore, peri-urban land governance should embrace multi-stakeholder engagement, involving not only government bodies but also traditional authorities, civil society, and community-based organizations. As Kihato, Royston, et al. (2013) argue, land governance is not exclusively the domain of formal law; it must also be socially legitimate, context-sensitive, and reflective of the diverse interests at play. Transparent negotiation processes and locally informed decision-making structures are crucial for navigating the contested and evolving nature of peri-urban land.

Woltjer (2014) emphasizes the importance of building institutional capacity at the municipal and regional levels, particularly in developing countries where peri-urban growth outpaces regulatory responses. Without coordinated governance mechanisms, peri-urban zones risk becoming an arena of unregulated development, informal land markets, and escalating conflict.

In summary, peri-urban land governance lies at the intersection of legal reform, institutional coordination, and participatory planning. Its improvement is essential to achieving sustainable

land use, livelihood protection, and inclusive urban development key research concerns for understanding the socio-political dynamics of urban expansion.

2.5 Peri-Urban Land Development

Urbanization has intensified land development pressures in both developed and developing countries, with peri-urban areas increasingly becoming the focus of expansion. This trend is largely driven by regional economic growth, industrialization, and rapid urban population increases (Woltjer, 2014). Peri-urban land is often targeted for development due to its strategic location, relatively low cost, and the perception of underutilized rural land. Woltjer (2014) outlines key justifications for such development, including economic transformation towards mechanized manufacturing, spatial reconfiguration to promote sustainable land use, changing public identities from agrarian to non-agricultural roles, and the diffusion of urban lifestyles. These forces disrupt traditional rural economies and intensify pressure on the livelihoods of smallholder farmers, leading to a complex urban-rural interface.

In many developing nations, peri-urban development often manifests through large-scale land expropriation, typically without meaningful consultation or compensation for affected communities (Hong & Brain, 2012). Expropriation is commonly justified in the name of public interest, encompassing infrastructure projects, industrial parks, and social housing initiatives (Adam, 2015; Ding, 2007). However, such top-down development practices can result in significant socio-economic displacement. For example, rural households frequently lose access to fertile farmland, which undermines food production, reduces agricultural employment, and diminishes the resilience of rural livelihoods key dimensions of sustainable development (Woltjer, 2014).

Government-led land acquisition strategies are often rooted in centralized land ownership frameworks. In Ethiopia, for instance, land is publicly owned, and both urban and rural land remain under government control, enabling expropriation without consent from landholders (Ambaye, 2015; Adam, 2015). Similarly, China's policy of land monetization exemplifies how state-driven expropriation is used to finance public infrastructure and promote urban redevelopment, though often at the cost of rural communities (Lin & Yi, 2011; Shatkin, 2016).

These practices raise critical governance challenges. The lack of transparency, inadequate stakeholder engagement, and weak legal protections for peri-urban land users often lead to disputes and long-term socio-economic instability. They also call into question the sustainability and inclusiveness of urban expansion, especially when rural populations are systematically excluded from decision-making processes. From a research standpoint, this underscores the importance of investigating how land development policies intersect with the sustainability of rural livelihoods, equitable land governance, and urban-peri-urban transitions key themes central to understanding the broader impacts of peri-urbanization.

2.6 Theoretical Relationship Between Sustainable Livelihood and Peri-Urban Transformation

The Sustainable Livelihoods Framework (SLF) offers a vital theoretical foundation for understanding how peri-urban transformation impacts the livelihoods of rural and semi-rural populations. Developed by Scoones (1998) and institutionalized by DFID (1999), the SLF emphasizes the need for individuals and households to have access to five forms of capital: human, natural, financial, physical, and social to pursue livelihood strategies that are sustainable in the face of external shocks and institutional change.

Peri-urban transformation, which refers to the process of spatial, social, and economic change at the urban–rural interface, directly affects the sustainability of these capitals. As cities expand, natural capital, particularly land, is often reallocated from subsistence agriculture to residential, commercial, and industrial uses (Simon, 2008). This shift undermines access to land and water for traditional rural populations, particularly smallholder farmers, who depend on these resources for survival.

The theory posits that sustainable livelihoods are not just about income, but about the ability to withstand and recover from stress and shocks (Scoones, 1998). However, peri-urban transformation introduces rapid institutional and environmental changes that many rural residents are unprepared to manage. These transformations, often driven by state policies and urban capital interests, tend to marginalize local voices in planning processes (Woltjer, 2014; Kihato et al., 2013).

Furthermore, the institutional and governance gap in peri-urban areas exacerbates vulnerability, as rural communities frequently fall outside formal urban service delivery structures but are no longer adequately supported by rural governance mechanisms (Allen, 2003). As a result, peri-urban transformation often leads to declining resilience, reduced adaptive capacity, and a widening inequality gap between rural and urban actors.

Therefore, aligning peri-urban development with sustainable livelihood principles requires governance reforms that recognize the plurality of land rights, support equitable access to capital assets, and incorporate local knowledge systems into land use planning and urban development strategies (De Haan & Zoomers, 2005).

Farmers in the Context of Peri-Urban Transformation

Farmers, especially those with customary or informal tenure rights, are among the most directly and negatively impacted groups in peri-urban transformation processes. As peri-urban spaces transition into urban or industrial zones, agricultural lands are frequently expropriated or sold under market pressure, often with minimal or inadequate compensation (Ambaye, 2015; Adam, 2015). This disrupts traditional agricultural systems and forces farmers to either migrate or adapt to unfamiliar urban economies, often without sufficient support or training.

The loss of natural capital through land dispossession severely reduces the livelihood options available to farmers, compromising their ability to sustain food production and rural employment (Woltjer, 2014). In some cases, former farmers are forced into low-paying urban informal sector jobs, leading to downward social mobility and the erosion of rural social structures (Turok & McGranahan, 2013).

Moreover, the political economy of land in many developing countries favors state-led or investor-driven development, with limited legal protection for customary landowners. This further marginalizes peri-urban farmers, who lack the institutional voice or legal mechanisms to negotiate fair terms or resist displacement (Deininger & Feder, 2009; Shatkin, 2016).

To protect the rights and livelihoods of farmers, peri-urban policy frameworks must include inclusive compensation schemes, access to alternative livelihood opportunities, and mechanisms

to preserve social and cultural ties that are essential for resilience (Hedblom, Andersson, et al., 2017). Strengthening community land governance and ensuring farmers' participation in decision-making are also essential for mitigating the negative effects of peri-urban transformation.

2.7 Traditional Medicine and Urbanization Ethiopia

Traditional medicine in Ethiopia is deeply rooted in the country's diverse cultural, spiritual, and ecological heritage. For centuries, Ethiopian communities have relied on indigenous knowledge systems to diagnose, treat, and prevent illnesses. Traditional medicine encompasses herbal remedies, spiritual healing, bone-setting, midwifery, and other community-based practices. According to the World Health Organization (WHO, 2013), up to 80% of the population in developing countries, including Ethiopia, rely on traditional medicine for their primary health needs.

Historical and Cultural Significance

The practice of traditional medicine in Ethiopia is intertwined with religious beliefs, oral traditions, and local customs. Various ethnic groups have developed their own unique healing systems. For instance, the Amhara, Oromo, and Sidama communities each maintain distinct medicinal knowledge passed down through generations (Pankhurst, 1990; Abebe & Ayehu, 1993). Traditional healers, or *Wogesha*, often hold esteemed social status, serving not only as medical practitioners but also as spiritual leaders and cultural custodians.

Biodiversity and Medicinal Plants

Ethiopia is one of Africa's most biodiverse countries, hosting thousands of plant species, many of which are used in traditional healing. Abebe (2001) noted that more than 800 plant species are used in Ethiopian traditional medicine. These plants are often collected from wild sources, making environmental sustainability a growing concern due to overharvesting and habitat degradation. Studies by Giday et al. (2009) highlight the urgent need to conserve medicinal plants and traditional knowledge systems amid ecological and developmental pressures.

Urbanization and Access to Traditional Medicine

Urban development in Ethiopia, particularly in cities like Addis Ababa, has significantly altered the traditional medicine landscape. As urbanization expands, land once used for cultivating medicinal plants has been repurposed for housing and infrastructure (Mekonnen & Ejigu, 2005). This has forced many traditional healers to relocate their practices to the city's outskirts, increasing the time and cost for patients seeking traditional care. Community members now rely on transportation, such as *Bajaj* (three-wheeled vehicles), to reach these distant sites, symbolizing the resilience and continued demand for traditional healing in urban settings.

2.8 Land Expropriation and Compensation

Land expropriation, often justified under the pretext of public interest, has become a widespread instrument in urban and peri-urban development strategies, particularly in developing countries. While it serves state objectives such as infrastructure expansion, industrial development, and housing provision, it frequently leads to the displacement of smallholder farmers and rural communities who depend on land as their primary source of livelihood. This section critically explores how land expropriation and compensation mechanisms affect peri-urban residents, with specific attention to livelihood sustainability, social equity, and institutional governance, all of which are central to this research.

Expropriation typically involves the compulsory acquisition of land by the state or local authorities, with or without the consent of the affected individuals. In many countries, especially where land tenure systems are weak or where land is publicly owned (as in Ethiopia), this process lacks transparency and adequate legal safeguards for displaced populations (Ambaye, 2015; Adam, 2015). Often, the valuation of land and associated assets does not reflect market realities or the socio-cultural attachment communities have to the land, leading to insufficient compensation. This undermines the economic resilience and social fabric of affected households, in direct conflict with sustainable livelihood principles.

The sustainability of livelihoods depends not only on the availability of financial compensation but also on access to alternative productive resources, social networks, and institutional support. Compensation packages, when available, often focus solely on land value and ignore the broader

economic and cultural dependencies of rural livelihoods such as access to water, grazing land, or community ties. Consequently, displaced families may experience long-term impoverishment, food insecurity, and social dislocation (Woltjer, 2014; Shatkin, 2016).

From a governance perspective, the fairness and effectiveness of compensation systems are often hindered by a lack of institutional accountability, weak legal frameworks, and limited participatory mechanisms. This is particularly evident in peri-urban zones where land use is dynamic and contested. Kihato, Royston, et al. (2013) emphasize that legitimate land governance must integrate not only legal procedures but also local norms and the lived experiences of affected communities. Without inclusive planning and negotiation, land expropriation risks exacerbating inequality and undermining public trust.

The process also has broader implications for peri-urban transformation. If compensation fails to support sustainable alternatives for income and housing, displaced rural residents may end up in informal settlements or unstable labor markets, contributing to urban poverty and unregulated urban sprawl (Cobbinah, Gaisie, et al., 2015). Furthermore, the commodification of land in peri-urban areas, combined with speculative investments and poor regulatory enforcement, distorts land markets and excludes marginalized groups from accessing secure tenure.

To align with sustainable development goals, land expropriation policies must prioritize livelihood restoration, transparency, and inclusive governance. This includes the use of participatory land valuation methods, long-term rehabilitation programs, legal empowerment of affected populations, and social safeguards that go beyond financial compensation. Doing so ensures that peri-urban development does not come at the cost of vulnerable communities and that urban growth supports rather than undermines rural resilience.

Land Expropriation

The pursuit of economic advancement often demands expanded land for development, prompting many developing nations to resort to land expropriation for public interests. Yirsaw Alemu (2013) describes expropriation as a means by which public authority extends control over development or accumulates land to address limitations hindering development. This

administrative process involves converting privately or collectively owned rural land into state-owned urban land (Song, Wang, et al., 2016).

Following expropriation, local governments may exploit monopolistic authority by selling land to developers at inflated prices (Ding, 2007). However, mismanaged expropriation can have dire consequences, as outlined by Cernea (1996). Displacement resulting from expropriation leads to landlessness, joblessness, homelessness, and marginalization, accompanied by food insecurity and loss of access to common property (Cernea, 1996). Weak institutional capacity, authoritarian approaches, policy gaps, and financial constraints exacerbate displacement issues (Cernea, 1996).

Countries like Ethiopia and China employ land expropriation to assert eminent domain in the name of public interests, with significant power over both rural and urban land (Ambaye, 2015; Song, Wang, et al., 2016). In these contexts, rural landholders often face displacement without significant participation in the acquisition process (Song, Wang, et al., 2016).

Motivations for land expropriation vary across nations. In Ethiopia, economic growth and public construction projects necessitate extensive land acquisition to meet demands for public and private investments (Yirsaw Alemu, 2013). Conversely, in China, expropriation serves not only administrative purposes but also benefits various stakeholders through illicit means (Song, Wang, et al., 2016). Western countries use land acquisition to rectify market failures in achieving urban development and to conserve natural environments (Ding, 2007).

Compensation

The aftermath of land expropriation often brings compensation issues to the forefront. Cernea (2008) notes that compensation serves as the primary financial tool in handling expropriation, displacement, and resettlement in many countries. However, implementation of compensation standards and laws is inconsistent, leading to inadequate recompense for affected individuals.

In China, compensation for displaced farmers falls short of restoring their predominantly agrarian livelihoods and fails to address the psychological and cultural aspects of their lives (Song, Wang, et al., 2016). Corruption exacerbates the problem, as government priorities often prioritize income generation over fair compensation, particularly in peri-urban areas (Song, Wang, et al., 2016). Similarly, in Ethiopia, land acquisition through expropriation is plagued by

inadequate compensation, poorly defined public interests, and minimal landholder participation in the compensation process (Yirsaw Alemu, 2013).

In developed countries like the USA and New Zealand, compensation for acquired land is based on market values, ensuring fair and just reimbursement for landholders (Ding, 2007). However, in many developing nations, including Ethiopia and China, compensation is calculated based on agricultural production without considering market values, socio-economic factors, or environmental and cultural conditions (Shatkin, 2016; Yirsaw Alemu, 2013). Consequently, compensation often fails to restore livelihoods, leading to marginalization and increased inequality among displaced landholders.

Cernea (2008) contends that merely offering compensation is insufficient to mitigate the complex impacts of land expropriation on affected communities. He stresses the necessity for reforms to elevate compensation standards, establish efficient payment systems, and bolster political determination and commitment to prevent the impoverishment of displaced individuals. Drawing from empirical data spanning various countries, Cernea highlights the pivotal role of political resolve in ensuring adequate compensation and resettlement for displaced landholders.

These transformations exert repercussions not only on peri-urban areas but also on associated urban and rural landscapes. Historically, cities and towns were situated in regions boasting secure water and energy supplies, along with fertile lands conducive to agriculture. However, burgeoning global population growth has strained resources such as potable water, energy, and food supplies, as well as the ecosystem services vital for community sustenance and livability.

Urbanization is primarily characterized by the increasing proportion of a nation's populace residing in urban locales, typically driven by net rural-urban migration. The level of urbanization denotes this proportion, while the rate of urbanization indicates its rate of change. Distinguishing urbanization from urban population growth or physical urban expansion is crucial, as they entail distinct implications.

Understanding the historical drivers of urbanization and their evolving nature is imperative to grasp its future implications for agriculture and food production. Urbanization's historical narrative reflects political prowess and economic prosperity, with the spatial distribution of towns and cities mirroring the geography of non-agricultural economic activity. Economic shifts,

such as the rise of multinational corporations and advancements in telecommunications, influence this spatial distribution.

The rural-to-urban migration dynamic predominantly responds to economic shifts catalyzing urbanization. While certain migration patterns, like retiree settlements or tourist hubs, may appear as exceptions, they still reflect underlying economic changes shaping local enterprises and services.

Perceiving urbanization as a ubiquitous, transformative force underscores its anticipated impact on global urban populations. However, uncertainties persist regarding instances of de-urbanization and the challenges posed by unregulated urban expansion, which encroaches upon agricultural land and disrupts land-use dynamics.

Urbanization encompasses both demographic and spatial shifts, leading to the concentration of population in urban areas and the expansion of urban land uses. This phenomenon affects various aspects of human life across rural and urban domains.

According to Adell, peri-urban areas serve as transitional zones between urban centers and rural landscapes, marked by a blend of rural and urban characteristics. However, the transformation of peri-urban zones often results in the loss of essential services and agricultural land, impacting indigenous residents, particularly women, who rely on agriculture for livelihoods.

A livelihood encompasses both tangible and intangible assets along with the necessary activities for sustaining life. Sustainability in livelihoods involves the ability to endure and recover from challenges while preserving or enhancing assets and activities without degrading natural resources. Diversifying livelihoods means creating a varied portfolio of activities and social support systems to improve household living standards. Often, households turn to livelihood diversification as an adaptive measure to address challenges stemming from rapid peri-urban land conversion.

Angeles and Hill argue that gender significantly shapes livelihood choices and opportunities in peri-urban communities. They suggest that women demonstrate a greater propensity for engaging in small-scale enterprises to diversify economic activities and income sources in response to changing circumstances compared to men. However, obstacles such as limited access to land, loans, and credit impede women's efforts to diversify their livelihoods.

Households in peri-urban areas adopt a combination of agricultural and non-agricultural livelihood strategies in response to peri-urban development. Livelihood diversification occurs for various reasons, including the absence of specialization, low agricultural income, and a shortage of surplus labor. While impoverished families diversify out of necessity, wealthier households do so to accumulate wealth and enhance living standards.

Dinku suggests that livelihood diversification can contribute to poverty reduction, especially among indigenous women in peri-urban areas. Common livelihood activities in peri-urban settings include weaving, laundry services, self-employment, small businesses, casual labor, and the sale of wood, charcoal, or stones. Additionally, skills related to construction such as masonry, carpentry, electrical work, and metalwork have become crucial for earning a living in peri-urban environments.

Urbanization entails the growth in the proportion of a population residing in urban areas and the physical expansion of existing urban centers. While Africa's urbanization rate remains low compared to developed regions like Europe and North America, developing countries are experiencing rapid urbanization driven by factors such as rural-urban migration, economic growth, technological advancements, and population growth. However, urbanization's negative impact on the peri-urban environment and livelihoods remains understudied. The haphazard nature of urbanization in many developing countries exacerbates environmental degradation and competition for natural resources between agricultural and residential uses.

Uncontrolled urban expansion poses challenges for managing urban regions, particularly in peri-urban areas where rural socio-economic activities are encroached upon. The rapid conversion of prime agricultural land to urban uses threatens agricultural productivity and exacerbates expropriation, potentially leading to food insecurity and social instability. Policies ensuring just compensation for expropriated farmers are imperative. Additionally, understanding the spatial and temporal dynamics of urban growth and its impact on small-scale farmers' livelihoods is crucial for sustainable urban planning and management.

Ethiopia, despite being one of the least urbanized countries in the world, is experiencing rapid urban expansion. This growth presents opportunities for economic transformation but also challenges, particularly for peri-urban farming land. Proper management of urban expansion is essential to safeguarding the economy and social well-being of urban and peri-urban

communities. Urban expansion, if not managed systematically, could exacerbate poverty and food insecurity. Therefore, proactive measures are needed to ensure sustainable urban development while preserving agricultural livelihoods in peri-urban areas.

Ethiopia is home to a staggering 102 million people, constituting 83.5% of its population, who are considered multidimensionally poor. This places the country among the bottom three globally, alongside India and Nigeria. Over half of these impoverished households suffer from malnutrition and lack six years of schooling. About one-third of the population faces multidimensional poverty, with many children not attending school, and a significant portion lacks access to electricity and sanitation facilities. However, the report reveals that when assessed solely based on a monetary threshold of \$1.90 a day, only 27.3% of the population falls below the poverty line.

Various viewpoints are emerging regarding the impact of development-induced displacement on household poverty. Economic theories suggest that surplus marketable agricultural products drive urbanization, while social theories emphasize human interactions and cultural ties as central to urban formation. Peri-urban development offers opportunities for non-agricultural employment, benefiting indigenous communities. However, their involvement, especially that of women, may be hindered by their ties to agriculture and perceived social outcomes.

Environmental impact assessment (EIA) aims to incorporate environmental concerns into decision-making processes to promote sustainable development. Public participation is integral to EIA and social impact assessment (SIA) processes, facilitating conflict mitigation and information exchange. However, effective public participation requires careful implementation to empower citizens in decision-making.

In developing countries like Ethiopia, there has been a prioritization of physical infrastructure development over ecological infrastructure. To address this imbalance, local urban authorities are urged to practice environmentally sustainable urban development, conserving existing ecosystems and promoting a high quality of life without compromising future generations' well-being. The integration of environmental concerns into development strategies is crucial, with the Environmental Impact Assessment (Proclamation No. 299/2002) making EIA mandatory for specified projects.

The rapid urbanization of rural-urban fringe areas in Ethiopia has created new income opportunities, particularly in small-scale businesses and construction. However, this influx of urban-based dwellers has brought about increased competition for local goods and services. While this has improved income sources for indigenous residents, it has also led to challenges such as labor shortages in smallholder farming and increased pressure on land and water resources.

Tacoli (2002) highlights the competition over essential natural resources like land and water, driven by urban expansion. This underscores the importance of sustainable livelihoods and farming practices in peri-urban areas. Based on these principles, further research will evaluate the study area's condition through various parameters.

2.9 Conceptual Review

Brief History and Transformation of Land Use in Ethiopia

Historically, land ownership in Ethiopia has been deeply unequal, with a small elite class holding disproportionate control over arable land and urban land resources. In the early twentieth century, fewer than one percent of Ethiopians owned over 70 percent of arable land, relegating the majority especially peasants and low-income groups to the status of tenants or informal dwellers (Abate, 2001). In cities like Addis Ababa, urban land was similarly concentrated; in 1962, 58 percent of urban land was held by just 1,768 individuals, averaging ownership of more than 10,000 square meters per person. These historical imbalances in land access and ownership not only shaped the country's urban development trajectory but also created conditions for widespread informal settlements and systemic exclusion from formal planning processes.

The 1974 revolution and the subsequent rise of the Derg regime marked a turning point, with Proclamation No. 47 (1975) nationalizing urban land and introducing state-led rental housing, managed by government and kebele administrations. While these reforms sought to redistribute land and reduce housing costs particularly benefiting low-income populations implementation lagged behind growing demand. As a result, informal settlements expanded, especially in peri-urban areas, where the state's limited capacity to regulate land use fueled unplanned urban growth.

The fall of the Derg in 1991 and the emergence of the Ethiopian People's Revolutionary Democratic Front (EPRDF) ushered in a period of market reforms, decentralization, and urban development strategies. These changes aimed to stimulate economic growth and manage rural-to-urban migration through the decentralization of urban planning and the introduction of land lease policies. However, the enduring state monopoly on land ownership and the limited engagement of the private sector in land development hindered progress. Peri-urbanization intensified as secondary cities and urban fringes absorbed waves of rural migrants, often through unregulated and informal means.

The transformation of peri-urban land has had profound implications on the livelihoods of farmers and long-standing rural communities. Studies by Feyera & Terefe (2015), Jemal & Gutata (2021), and Nyamura & Gemtessa (2019) highlight how forced evictions and land expropriation associated with urban expansion have disrupted traditional farming livelihoods, reduced land security, and contributed to socio-economic marginalization. Yared Tsegaye (2021) further documents the grievances of displaced Oromo farmers who view the rapid growth of Addis Ababa as occurring at their expense. Similarly, Wayessa (2022) reports narratives of betrayal among peasants displaced by development-induced land acquisitions.

These transformations underscore significant trends: (1) the continuing dominance of state ownership in land management, (2) the rise of informal settlements and peri-urban land use conversion, (3) the systemic neglect of peri-urban farmers in urban policy, and (4) increasing land scarcity and unaffordability for both agricultural and urban use. Consequently, land use transformation in Ethiopia particularly around urban centers like Addis Ababa has evolved into a critical factor affecting sustainable livelihoods. The shifting landscape reflects tensions between development priorities and social equity, particularly for displaced and marginalized populations.

Policy and Legal Frameworks Related to Condominium Housing and Land Use in Ethiopia

Since 1991, Ethiopia has adopted a decentralized governance structure through its federal constitution, which grants significant administrative autonomy to its nine regional states (Kilils) and two chartered cities (Addis Ababa and Dire Dawa). These regions are further divided into zones, districts (Woredas), and neighborhood administrations (Kebeles), with Woredas serving as the primary planning units. In Addis Ababa, the capital city, governance is structured into ten

sub-cities and 99 Kebeles, managed by elected executives and councilors (UN-Habitat, 2008). Despite this decentralization, land in Ethiopia remains under public ownership, as stipulated in Article 40 of the Constitution. Land cannot be sold or exchanged in a free market; instead, it is leased by the state for development purposes.

Historically, the legal framework governing urban land and housing was fragmented. Prior to the 2000s, housing policy was largely reactive and piecemeal, managed at the regional level without a unified national direction. In response, the Federal Democratic Republic of Ethiopia introduced a consolidated Urban Development Policy in 2005. This policy aims to streamline urban growth and address housing shortages through structured programs. It was followed by the establishment of the Ministry of Works and Urban Development (MWUD), tasked with overseeing urban development, planning, and housing initiatives. Sub-agencies under MWUD such as the National Urban Planning Institute and the Housing Development Bureau were created to coordinate Integrated Housing Development Programs (IHDPs), and to support small and micro-enterprise development as a means to create jobs and improve urban livelihoods.

However, while these institutional reforms provided a framework for urban management, they were insufficient in addressing the broader implications of land use transformation, particularly in peri-urban areas. As urban centers like Addis Ababa expanded, surrounding rural and semi-rural lands were rapidly converted for urban infrastructure and housing developments. These transitions, often enacted through state-led expropriation under the Land Administration and Use Proclamation No. 456/2005, have had profound social and economic consequences.

Numerous studies highlight the adverse effects of urban expansion on peri-urban communities. Nyamura and Gemtessa (2021) explore how forced evictions and loss of farmland have undermined the livelihood security of peri-urban farmers in Addis Ababa. Similarly, Feyera and Terefe (2015) document how traditional agricultural livelihoods have been displaced with little or no compensation, exacerbating poverty and marginalization. In a study on Bole and Akaki-Kality sub-cities, Jemal and Gutata (2021) found that urban land policies disproportionately favored wealthier developers while disempowering smallholder farmers, often without adequate alternative employment or income sources.

Moreover, Yared Tsegaye (2021) reported that displaced Oromo farmers increasingly view Addis Ababa's expansion as exploitative, benefiting political and economic elites at the cost of

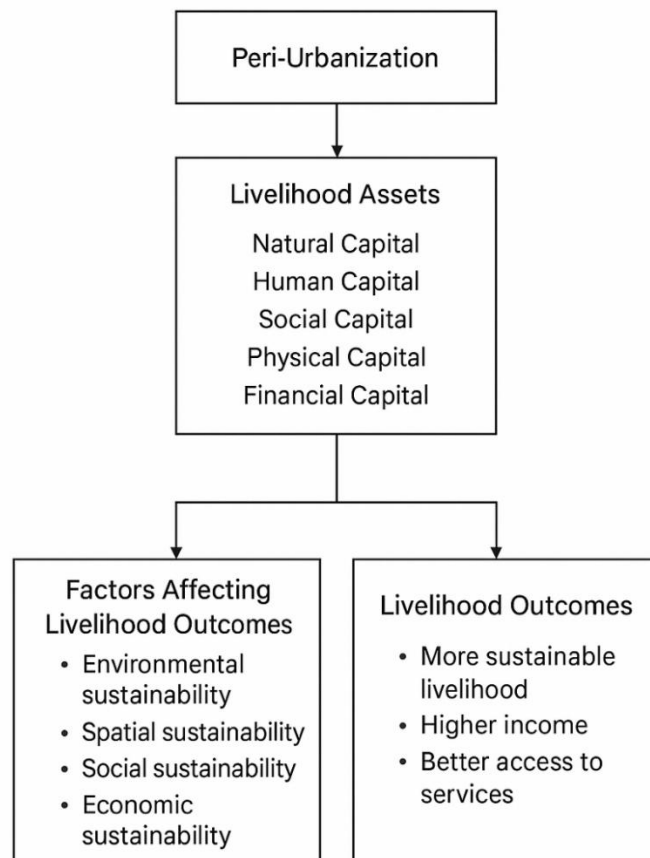
their ancestral land and social security. Wayessa (2022) further supports this through ethnographic narratives, illustrating how farmers felt deceived and excluded from the planning process, raising critical questions about participatory governance and land justice.

In conclusion, Ethiopia’s current housing and land use policy framework — though structurally decentralized — continues to exhibit a top-down implementation model, particularly in urban expansion zones. The lack of clear mechanisms for safeguarding the rights and livelihoods of peri-urban farmers has led to growing discontent and inequality. As such, the intersection of housing, land tenure policy, and peri-urban transformation constitutes a central concern in discussions of sustainable urban development and inclusive livelihoods in Ethiopia.

2.10 Conceptual Framework

The conceptual framework diagram below visually presents the flow of livelihood transformation due to peri-urbanization. It begins with the driver (Peri-Urbanization), which influences core livelihood assets, and ultimately determines livelihood outcomes, which are influenced by sustainability factors.

Conceptual Framework



Peri-Urbanization triggers changes in: Livelihood Assets such as Natural, Human, Social, Physical, and Financial Capital which are influenced by Factors Affecting Livelihood Outcomes such as Environmental sustainability, Spatial sustainability, social sustainability, Economic sustainability resulting in Livelihood Outcomes including more sustainable livelihood, Higher income, and better access to services.

CHAPTER THREE

3. RESEARCH METHODOLOGY

3.1 Introduction

This chapter discusses frameworks for research methodology in studying the impact of CHD on the livelihood of smallholder farmers in peri-urban areas of Addis Ababa. Specifically, research questions, research approach and techniques, operationalization of variables, sample size and selection, validity and reliability, data collection methods, and data analysis methods were discussed.

3.2 Operationalization of Livelihood Variables and Indicators

This section details the process of translating the research questions into measurable variables. The selection of variables was guided by the sustainable livelihoods framework (SLF) and informed by literature on displacement, resettlement, and peri-urban development impacts. The primary focus is to assess the economic, social, and environmental impacts of the CHD project on the livelihoods of smallholder farmers.

3.3 Guiding Framework for Operationalization

To systematically evaluate the livelihoods of affected households, we used the Sustainable Livelihoods Framework (SLF), which categorizes assets into human, social, natural, physical, and financial capital. These categories helped determine relevant variables and indicators.

The following table presents the operationalization of these livelihood dimensions, the associated indicators, the type of data collected, and the corresponding sources and methods.

Concept	Variable	Indicators	Data Collection Methods	Data Type	Data Source
Economic Aspects	Employment Status	Main occupation, employment change post-CHD, type of job	Household Survey	Quantitative	Primary Data
	Income Sources	Number of income-generating activities, farming vs. non-farming income	Survey and Key Informant Interviews	Quantitative and Qualitative	Primary Data
	Expenses	Monthly spending on food, education, transport, energy	Household Survey	Quantitative	Primary Data
	Access to Infrastructure	Availability of roads, water, electricity, health, and schools	Observation and Survey	Quantitative and Qualitative	Primary Data
Social Aspects	Housing Conditions	Type of house, number of rooms, location, privacy, access to basic services	Survey and Observation	Quantitative and Qualitative	Primary Data
	Social Networks	Participation in traditional associations (Iddir, Equb), community	Household Survey	Qualitative	Primary Data

Concept	Variable	Indicators	Data Collection Methods	Data Type	Data Source
		cohesion			
	Perceived Social Issues	Cultural disintegration, loss of social identity, conflicts	Survey and Focus Group Discussions	Qualitative	Primary Data
	Public/Open Space	Access to communal spaces, facilities available, proximity to home	Survey and Field Observation	Qualitative and Quantitative	Primary Data
	Pollution	Perceived levels of noise and solid waste around resettlement sites	Observation and Household Survey	Qualitative	Primary Data
	Compensation Received	Type and amount of compensation (cash, land, housing)	Official Documents & Reports	Quantitative	Secondary Data
Environmental Aspects					

Table 1: Operationalization

Justification and Selection of Indicators

Indicators were selected based on their relevance to livelihood impacts identified in prior studies of peri-urban development and displacement in Ethiopia and beyond. In addition, the selection was guided by the Sustainable Livelihoods Framework, which ensures that the analysis captures a comprehensive view of the effects on households' capitals/assets.

Indicators like “job” or “social associations” were defined more specifically in terms of measurable attributes like “employment change” or “participation in Iddir.” Furthermore, the link between data types and sources is determined by the nature of the information: Quantitative data captures measurable effects (e.g., income, number of rooms, amount of compensation). Qualitative data explore subjective experiences and social dynamics (e.g., perceived cultural loss, trust in the community).

Primary data are collected through fieldwork; secondary data are gathered from official documents such as compensation records.

Research Approach and Justification of Methods

This study employed both quantitative and qualitative research approaches, aligning with a mixed-methods research design to comprehensively assess the impact of Common Housing Development (CHD) on the livelihoods of smallholder farmers in peri-urban Addis Ababa. The overarching research question guiding this study is:

"How does the implementation of Common Housing Development projects affect the economic, social, and environmental aspects of the livelihoods of smallholder farmers in peri-urban areas of Addis Ababa?"

To answer this question, a descriptive analysis approach was employed, supported by components of analytical analysis. Descriptive analysis was used to outline the observable and reported conditions of affected households’ post-CHD, while analytical analysis aimed to identify underlying patterns and causal relationships between CHD and livelihood variables (e.g., loss of income sources, changes in housing quality, environmental degradation).

According to Walliman (2011), descriptive research seeks to describe the current status of a phenomenon based on observation and data collection from individuals or communities. It helps to establish patterns or norms and serves as a foundation for further explanatory or causal studies. In this context, qualitative data was gathered through key informant interviews and desk reviews, while quantitative data were collected using household surveys and correlation studies.

The following methods were used: Surveys: Structured household questionnaires were designed to collect quantifiable data on income, employment, housing conditions, and access to services. This method allows for the analysis of trends and distribution patterns (Creswell, 2014). Correlation Studies: Used to explore potential relationships between CHD variables (e.g., compensation, resettlement) and livelihood outcomes. This helped to identify whether changes in one variable are statistically associated with changes in another (Bryman, 2016). Key Informant Interviews (KIIs): Conducted with local government officials, community leaders, and project-affected people to gather in-depth qualitative insights into the social and environmental impacts of CHD. These interviews allowed for a deeper understanding of context, perceptions, and lived experiences (Kumar, 2011).

The mixed-methods approach was chosen because it allows for triangulation, which enhances the validity and reliability of the findings by cross-verifying data from different sources and methods (Tashakkori & Teddlie, 2010). This is particularly important in a study that seeks to capture both measurable impacts and subjective experiences.

3.4 Description of the Study Area and CHD Project Context

This study was conducted in the peri-urban areas of Addis Ababa City Administration, specifically targeting Akaki Kaliti and Bole sub-cities, with a primary focus on the Koye Fache Common Housing Development (CHD) site located in Akaki Kaliti. These areas were selected due to their significant exposure to recent urban expansion and housing development projects, which have notably affected the livelihoods of smallholder farmers through land acquisition and resettlement programs.

Addis Ababa, the capital city of Ethiopia, functions as both a regional state and the seat of federal government. The city lies at an average elevation of 2,300 meters above sea level and covers a land area of approximately 527 square kilometers. While the last official national census was conducted in 2007, estimating the population at 3,384,569, more recent projections from the Central Statistical Agency of Ethiopia (CSA) and UN-Habitat (2022) estimate the population to have surpassed 5 million, reflecting rapid urban growth driven by infrastructure and housing projects.

Akaki Kaliti Sub-city and Koye Fache CHD Site

Akaki Kaliti sub-city, situated on the southern edge of Addis Ababa, represents a typical peri-urban zone, where rural and urban dynamics intersect. The Koye Fache CHD project, located within Akaki Kaliti, is part of a broader governmental initiative under the Integrated Housing Development Program (IHDP), launched to provide affordable housing for low- and middle-income residents. The project involves the construction of condominium housing units, infrastructure development, and the relocation of former landholders, including smallholder farmers.

The Koye Fache CHD has led to substantial land use changes, transforming agricultural land into residential zones. This transition has triggered a variety of economic, social, and environmental impacts on the local population particularly on livelihoods dependent on agriculture and informal employment. As such, Koye Fache offers a relevant case study for understanding how urban housing developments affect the sustainable livelihoods of communities in peri-urban settings.

Spatial Context

The spatial dynamics of the study area are illustrated in the maps and images below: Photograph A shows the location of Addis Ababa city within the Oromiya National Regional State, surrounded by rapidly urbanizing rural districts. Photograph B zooms in on Akaki Kaliti sub-city, showing its position in the southern fringe of the city. Photograph C highlights the Koye Fache CHD site, depicting recent developments and adjacent farmland that has been converted or is under pressure of conversion.

This contextual understanding of the geographic, demographic, and development background provides the foundation for analyzing the livelihood implications of CHD projects in the selected peri-urban zones.



A, Fig. 3: Location Map of Koye Feche

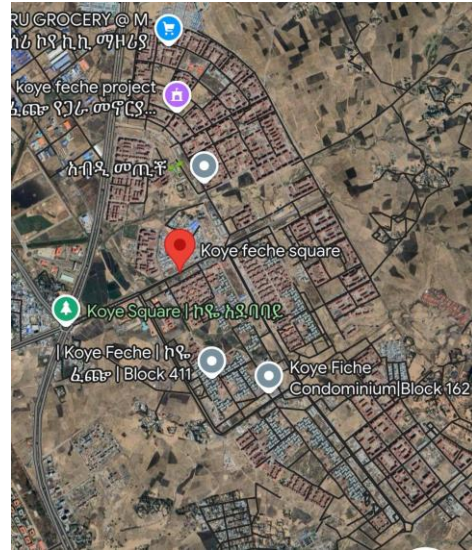


Fig. 4: Satellite Map of Koye Feche

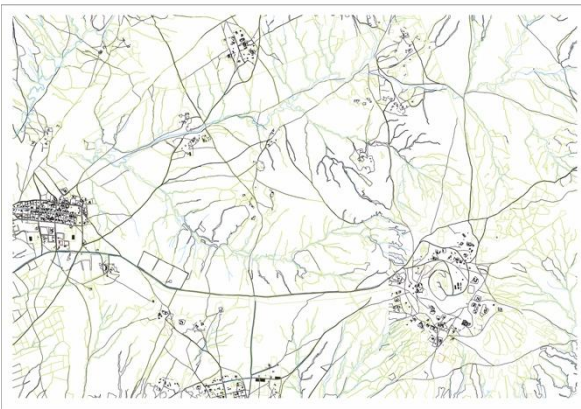


Fig. 5: Morphology of the site before 10 years Fig. 6: Satellite image of the site 10 years before

3.5 Selection of a case: Why Koye-Feche?

The number of evicted farmers. Since there are many farmers who relocated around their previous land, this site is ideal for this research since most of the farmers are available. Also, almost all of them are less compensated for what they had. The cooperativeness of the kifile

ketema administration was also indispensable. Hence, it was much easier to collect important data.

To this end, qualitative data about the history and nature of the housing and agricultural land will be gathered from key informants and published and unpublished work of the sub-city administration. This data, along with first-hand site observation, will be used to draw a random sample survey.

3.6 Sampling methods

This study aimed to generate in-depth and representative data on the impact of the Common Housing Development (CHD) project on the livelihoods of smallholder farmers in peri-urban Addis Ababa, with a focus on the Koye Fache CHD site. The total population considered for this study was 515 households who were formally registered as beneficiaries or affected residents in the CHD project area based on administrative records from the Addis Ababa City Administration Land Development and Management Office (2023). This constitutes a finite population, and probability of sampling methods were applied to ensure the validity and generalizability of the findings.

Sampling Design

The study employed a multi-stage probability sampling approach, combining cluster sampling and systematic sampling techniques to ensure both geographical representativeness and methodological rigor.

Cluster Sampling

Given the spatial dispersion of residents across the CHD site, cluster sampling was used in the first stage. The housing neighborhoods within the Koye Fache CHD site were grouped into five clusters based on location and construction phases. Each cluster represents a neighborhood unit developed under the CHD scheme.

Clusters were defined based on proximity, housing block number, and infrastructure characteristics. Its Purpose is to reduce logistical challenges and ensure inclusivity across

different residential environments affected by the CHD. From these five clusters, a sample of households was proportionally drawn, and each cluster also contributed to focus group discussions (FGDs).

Systematic Sampling

Within each cluster, systematic sampling was used to select individual households for the household survey. A systematic interval (k) was calculated by dividing the total number of households in each cluster by the number of households needed from that cluster. For example, if a cluster has 100 households and 40 are needed, then every 2nd or 3rd household (depending on rounding) was selected after a random start. This approach minimized selection bias and ensured a uniform distribution of responses.

Sample Size Calculation

The minimum required sample size was calculated using **Cochran's formula** for finite populations

$$n_0 = \frac{Z^2 \cdot p \cdot (1 - p)}{e^2} = \frac{(1.96)^2 \cdot 0.5 \cdot (1 - 0.5)}{(0.05)^2} = 384.16$$
$$n = \frac{n_0}{1 + \frac{n_0 - 1}{N}} = \frac{384.16}{1 + \frac{384.16 - 1}{515}} \approx 214$$

Where:

Z = 1.96 (for 95% confidence level),

p = 0.5 (assumed population proportion for maximum variability),

e = 0.05 (margin of error),

N = 515 (total population size).

Thus, a sample size of **214 households** was selected for the survey.

Key Informant Interviews (KIIs)

To supplement quantitative data, 8 key informant interviews were conducted with stakeholders, including: Local government officials (2), CHD project administrators (2), and Displaced smallholder farmers (2), Community association leaders (2). These informants were purposefully selected based on their roles, knowledge, and involvement in the CHD project.

Focus Group Discussions (FGDs)

A total of 5 FGDs were conducted none per cluster with members of small-scale enterprises or cooperative groups formed by formerly displaced farmers. Each FGD had 8 participants, selected with the help of local leaders. The goal was to explore community-level insights on socio-economic impacts, livelihood adaptation, and institutional responses.

Summary of Sample Composition

Method	Number of Participants	Description
Household Survey	214	Systematic sampling from 5 residential clusters
Key Informant Interviews	8	Purposeful selection based on roles
Focus Group Discussions	5 groups (~35 people)	1 FGD per cluster; small enterprise members

Rationale for Sampling Methods

This combination of cluster sampling, systematic sampling, and purposeful selection allowed for: Adequate coverage of the entire CHD-affected population, A balance between quantitative rigor and qualitative depth, and Insights into both individual and community-level experiences.

The sampling design was chosen to reflect both spatial representation and experiential diversity in the face of urban transformation.

Data collection +method	Respondents	Type of respondents	Number
Survey questions	Farmers	farmers who lost only agricultural land	39
		farmers who lost both agricultural land and residential premises	10
		farmers who lost only houses	1
		farmers who lost grazing land	5
		farmers who lost land of various breeds	25
		farmers who lost housing and grazing land	28
		farmers who lost housing and land of various breeds	34
		farmers who lost agricultural and grazing land	5
		farmers who lost agricultural land and land of various breeds	9
		farmers who lost housing, agricultural land and grazing land	8
		farmers who lost housing, agricultural land, and land of various breeds and grazing land	27
	Government officers	Akaki Kality Administration	1
		Woreda 09 Administration, koye feche	2

Key informant interview	Farmers	farmers who lost housing, agricultural land, and land of various breeds and grazing land	10
Focus group discussion	Farmers	Small scale enterprises	10
Total			214

Table 2: Samples taken

3.7 Data Collection Methods

The study used both quantitative and qualitative methods of data collection. Primary data was collected through in-depth interviews, FGDs, and field observation. Whereas secondary data was collected through the analysis of existing secondary documents.

A. Focus Group Discussion (FGD)

Focus Group Discussions (FGDs) were employed to qualitatively explore the impact of housing development on the property rights and tenure security of smallholder farmers. FGDs are valuable in capturing a broad range of perspectives and in-depth insights on complex social issues. To ensure demographic diversity, participants were selected based on key variables such as gender, age, and farming experience. Each of the five FGDs was purposefully composed to reflect this diversity meaning that individuals of different genders and age groups were included within each discussion group, not just across the five FGDs. This approach aligns with the guidance of Krueger and Casey (2015), who emphasize that heterogeneous groups within FGDs encourage richer discussions and allow for the emergence of diverse viewpoints, particularly when addressing community-based issues. Similarly, Bloor et al. (2001) suggest that within-group variation can lead to more nuanced data by fostering disagreement and debate, which often reveal deeper insights. This methodological approach enhances the robustness of the findings and helps illuminate the varied ways in which housing development in peri-urban areas affects the property rights and tenure security of displaced smallholder farmers.

B. Interview

To gather comprehensive and firsthand insights, the study employed in-depth interviews. The adaptable nature of interviews as a data collection tool allows researchers to obtain the most comprehensive understanding and elucidation of the research topic (Van Thiel, 2014). A structured interview guide was utilized to collect primary data from various stakeholders, including government officials and displaced smallholder farmers within the study area. Through these in-depth interviews, the study aimed to gather primary data and detailed insights into the effects of condominium housing development on the property rights and tenure security of smallholder farmers in the peri-urban region of Addis Ababa.

However, despite the flexibility of interviews in capturing detailed data, they require significant time and resources. This limits the researcher's capacity to gather data from a large pool of respondents, potentially compromising the generalizability of the study findings. All interview sessions were recorded, translated, and transcribed, except in cases where respondents declined recording. In such instances, the researcher diligently took notes during the interviews.

C. Observation

In addition to in-depth interviews, field observation was employed as a complementary method in this study. Observation serves to provide the researcher with comprehensive and contextualized data, offering detailed insights into the subject matter (Van Thiel, 2014). Observation guides were utilized to structure data collection during field observations, focusing on capturing the physical characteristics of the study area, particularly Koye Feche.

In conjunction with observation, informal interviews were conducted with individuals at the Koye Feche site. These informal discussions were facilitated while respecting respondents' consent, with notes taken and sounds recorded as necessary. The observational process was augmented by capturing visual media such as pictures and videos, alongside detailed field notes.

Following data collection, observations were transcribed, coded, and subjected to analysis. Despite its effectiveness in gathering detailed information, observation poses risks to the validity and reliability of the study. Researcher biases in selecting and recording information, as well as the potential influence of researcher expectations during observation, are primary concerns associated with this method (Van Thiel, 2014).

D. Secondary Data Collection

The study employed secondary document analysis to gather data from both secondary sources and primary secondary (unpublished) sources. This method served to reinforce and validate the information obtained through in-depth interviews from diverse primary sources. Various secondary documents, including previous studies, policy documents, reports, laws and legislation, and other pertinent sources, were reviewed to collect secondary data for the study. Additionally, public notices, meeting minutes, official correspondences, and reports were examined to gather primary secondary data for the research. This comprehensive approach ensured a thorough and multi-faceted exploration of the research topic.

E. Survey Questioner

Given the large sample size, a structured survey questionnaire was employed as the primary data collection tool to obtain both quantitative and qualitative information. The questionnaire included a combination of closed-ended questions designed to generate measurable data and open-ended questions to capture respondents' personal experiences and nuanced perspectives. These questions were directly aligned with the core research questions, objectives, and hypotheses to ensure the relevance and focus of the data collected.

A clear survey protocol was followed to maintain consistency and reliability across the data collection process. First, the questionnaire was developed based on a comprehensive review of existing literature and in consultation with subject matter experts. A pilot test was conducted with a small subset of the target population ($n = 12$) to assess clarity, timing, and reliability. Feedback from the pilot was used to refine the wording and structure of the questionnaire.

Data was collected through face-to-face interviews conducted by trained enumerators, who were briefed on the purpose of the study, ethical considerations, and appropriate engagement with respondents. Participation was voluntary, and respondents were assured of confidentiality and anonymity. This protocol helped ensure data quality and respondent trust, while minimizing potential bias.

3.7 Data analysis methods

The data analysis methods were selected based on the nature and types of data collected in the study, which employed a mixed-methods approach combining both qualitative and quantitative techniques.

Qualitative Data Analysis:

The qualitative data were primarily derived from in-depth interviews with 15 key informants, including 6 local government officials from the housing and land management offices, 4 subject matter experts in urban planning and land rights, and 5 displaced smallholder farmers. These participants were purposively selected for their knowledge and direct experience with the issues under study.

The qualitative data was analyzed through a structured and systematic process. First, all interviews were audio-recorded (with consent), transcribed verbatim, and translated into English where necessary. The transcribed data were then coded using a thematic coding approach guided by the Sustainable Livelihood Framework (SLF) and Tenure Security Theory. These frameworks helped categorize the data into key thematic areas such as property rights disruption, livelihood impacts, access to resources, and coping mechanisms.

Following the coding process, the data was interpreted using qualitative content analysis. This involved summarizing participants' responses, paraphrasing significant statements, and comparing narratives to identify patterns, contradictions, and emergent themes. Thematic matrices and codebooks were used to organize and visualize findings. Content analysis was also applied to qualitative data obtained from secondary sources (e.g., government reports, legal documents, and unpublished materials), allowing triangulation and validation of primary interview data.

Quantitative Data Analysis:

Quantitative data collected through structured survey questionnaires were analyzed using descriptive statistical tools such as frequency tables, percentages, and charts to reveal trends and distributions related to tenure security, displacement experiences, and livelihood changes.

Spatial data analysis was also employed. Site plans, aerial imagery, and ground imaging maps were used to illustrate physical and spatial transformations. Before-and-after comparisons using

timeline maps provided a visual narrative of land use changes over time. Comparative analysis techniques were used to evaluate the impact of housing development by contrasting conditions prior to and following displacement.

Data Presentation:

The presentation of findings followed the logical structure of the research sub-questions. Visual tools such as maps, photographs, and diagrams complemented textual descriptions and statistical summaries, thereby enhancing the clarity and richness of the analysis.

3.8 Validity and Reliability

The study employed triangulation methods to ensure both the validity and reliability of its findings. Data source triangulation was utilized to strengthen validity by cross-referencing information from multiple types of sources. Specifically, primary data collected through Focus Group Discussions (FGDs), in-depth interviews, and direct field observations were cross verified with secondary sources, including government land use and housing policy documents, legal frameworks, municipal records, academic literature, urban planning reports, and unpublished local authority assessments. Additionally, data from primary secondary sources such as non-published NGO reports and community-based organization records were also included in the cross-analysis. This diverse data stream approach aligns with Van Thiel (2014), who argues that examining information from different angles enhances both the credibility and depth of research findings.

Methodological triangulation was also applied to reinforce the reliability of the information. Multiple data collection instruments including semi-structured interviews, FGDs, field observations, and analysis of both published and unpublished documents were used to gather and confirm consistent data points. For example, responses from in-depth interviews were systematically compared with findings from FGDs, field notes, and document analysis to identify corroborating or conflicting perspectives. To further enhance reliability, the interview guide was pilot tested to ensure clarity, and all interviews were conducted using transparent and consistent documentation procedures. Questions were posed using clearly structured language, and interactions with key informants were recorded and transcribed in detail.

Finally, the study's interpretations and findings were peer-reviewed by fellow researchers and independent experts in land governance and urban development. This external validation served as an additional layer of quality assurance.

CHAPTER FOUR

4. DATA ANALYSIS AND INTERPRETATION

4.1 Introduction

This chapter presents the results of the field data collected from peri-urban small-holder farmers in Addis Ababa affected by condominium housing developments. It interprets these results within the framework of the Sustainable Livelihood Framework (SLF), which was discussed in the literature review. The SLF highlights five types of capital human, natural, social, physical, and financial, which are used to assess how people build their livelihoods and how those livelihoods are affected by external interventions such as urban housing projects. The chapter includes both quantitative data (from surveys) and qualitative insights (from open-ended interviews and focus group discussions) to evaluate the impacts.

4.2 Data Presentation and Analysis

Gender Distribution of Respondents

Out of the 201 respondents surveyed, 164 (81.6%) were male and 37 (18.4%) were female. This distribution reflects the gendered nature of land ownership and participation in household decision-making in Ethiopia, where male heads of households often represent the family in legal and compensation-related negotiations.

Table 3: Gender of Respondents

Gender	Frequency	Percentage
Male	164	81.6%
Female	37	18.4%
Total	201	100%

Interpretation:

The male-dominated respondent group shows that human and social capital are gendered — particularly access to decision-making, compensation negotiation, and livelihood adaptation. This aligns with findings by Feyera & Terefe (2015), who noted limited involvement of women

in land expropriation processes, often leading to the exclusion of female-headed households from sustainable alternatives.

Family Size and Compensation Mechanism

Family sizes among the respondents ranged from a minimum of 4 to a maximum of 11 members. In accordance with compensation practices, children above the age of 18 were sometimes eligible for separate condominium units or land plots.

Table 4: Family Size of Respondents

Family Size Range	Frequency
4 – 6	86
7 – 9	94
10 – 11	21
Total	201

Interpretation:

Family size is a critical aspect of human capital within the SLF. Larger households often face more significant challenges in sustaining livelihoods when displaced, as the compensation provided is often insufficient for all family members. Although some adult children were granted individual units, this process was inconsistent and lacked transparency. According to qualitative responses from 8 focus group participants, several households complained that not all eligible members were registered due to bureaucratic hurdles or alleged favoritism by local administrators.

Application of the Sustainable Livelihood Framework (SLF)

The analysis of data collected in this study is guided by the SLF: Starting from Human Capital: Loss of farmland diminished opportunities for skill-based employment. Many respondents indicated that, aside from farming, they had no formal education or vocational skills to transition to urban livelihoods. This is consistent with Jemal & Gutata (2021), who emphasized the

vulnerability of older farmers in Akaki-Kality who could not adapt to urban employment markets. Proceeding to Natural Capital: The expropriation of farmland represents a direct depletion of natural capital. Respondents stated that over 90% of their household income came from farming, which was lost upon eviction. A 54-year-old male farmer stated, “We used to live by the land. Now we live by luck.” Next, Financial Capital: While compensation was provided, the average amount (130,000 ETB per hectare) was deemed inadequate by 72% of respondents. Within a year, many had exhausted their funds due to inflation and urban living expenses. This aligns with Wayessa (2022), who found that forced transitions into monetary economies without financial literacy training led to unsustainable outcomes. Proceeding to Physical Capital: Condominium housing units were offered as part of compensation. However, many were located far from original communities, lacked access to markets, and did not accommodate livestock or agricultural tools. This disconnection undermined livelihood continuity. Finally, Social Capital: The forced relocation scattered kinship networks and undermined traditional support systems. Respondents mentioned a sense of isolation and distrust in their new neighborhoods. As one female respondent expressed, “Here, we are not known. Back there, we had a community.”

The transformation of peri-urban land for urban housing reflects national policy priorities (UN-Habitat, 2008) but lacks grassroots participation. Studies by Nyamira & Gemtessa (2021) and Feyera & Terefe (2015) clearly support this research’s evidence that livelihood displacement is not being mitigated effectively by current urban policy interventions. On the other hand, as noted by Bula Wayessa (2022), displaced households feel deceived and marginalized, which is echoed in this study’s interviews and focus group results.

Summary

This section used the Sustainable Livelihood Framework to interpret both the quantitative data and qualitative insights gathered during fieldwork. It revealed significant disruptions to human, natural, financial, physical, and social capital due to condominium development-induced displacement in Addis Ababa’s peri-urban areas. The findings underscore the need for a more participatory, inclusive, and livelihood-sensitive approach to urban housing and land use planning.

4.3 Pre-Expropriation Livelihoods and Employment Dynamics

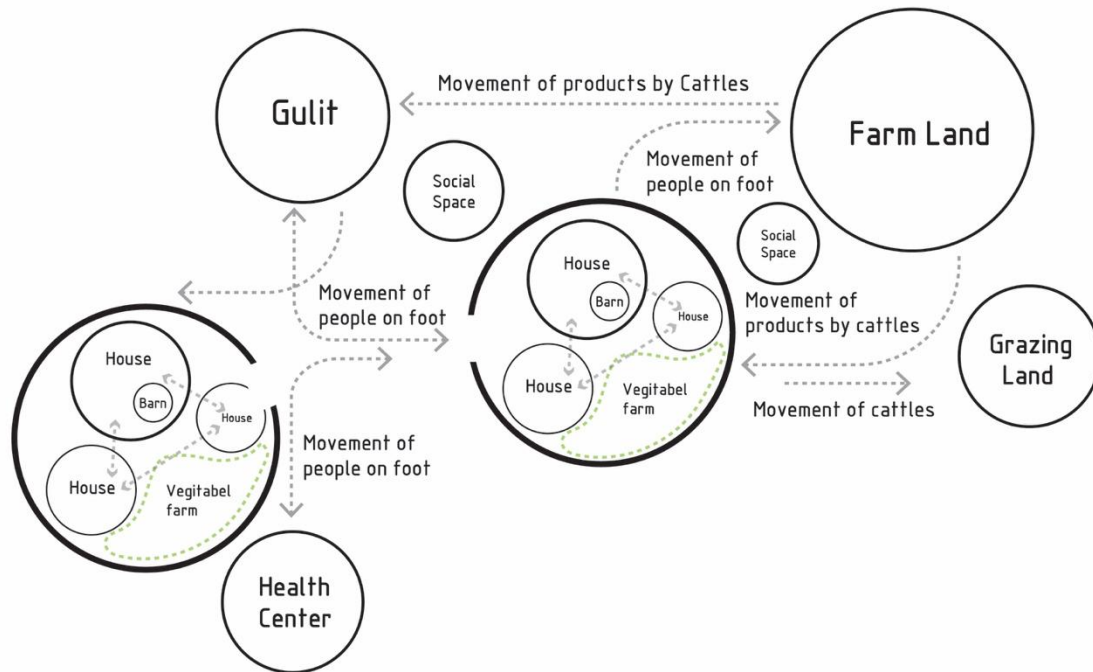


Fig. 7: Life cycle diagram in the neighborhood

source: researcher

Employment Dynamics

Before the expropriation of agricultural land, the livelihood of peri-urban farmers in Addis Ababa was predominantly anchored in traditional subsistence and semi-commercial agriculture. Over 88.6% of the 201 respondents reported farming as their sole occupation prior to urban expansion. Their daily routines were interwoven with the rhythms of agriculture, community-based cooperation, and strong social networks system of livelihood that falls squarely within the natural and social capital dimensions of the Sustainable Livelihood Framework (SLF).

Transition to Urban Employment

Urban expansion has triggered a sharp transformation in the employment landscape. As shown in Table 5 below, 46.8% of respondents reported adopting urban agriculture by utilizing narrow plots around condominium buildings or roadside green spaces. However, these efforts face

uncertainty due to impending development of community infrastructure like roads and service corridors, rendering such activities unsustainable.

Table 5: Current Occupations of Ex-Farmers Post-Land Expropriation

Occupation Type	Frequency	Percentage
Urban agriculture	94	46.8%
Construction labor	36	17.9%
Informal trade	24	11.9%
Transport services	17	8.5%
Unemployed	30	14.9%
Total	201	100%

In line with this transition, 14.9% of respondents declared being currently unemployed, citing a lack of education and vocational skills as key barriers to entering the urban job market. This aligns with the analysis by Feyera Abdissa & Terefe Degefa (2015), who found that displaced farmers in Addis Ababa's peri-urban zones experienced labor market exclusion due to their mono-skilled agricultural background and weak human capital.

Qualitative Insights

A 52-year-old former farmer stated: “In the village, the land fed us all. Now I stand at the street corner, waiting for someone to call me for a job. I feel useless.” Another respondent, a 32-year-old woman who now sells vegetables near her condominium, noted: “We are not farmers anymore, but we are not city people either. We are in between — trying to survive with what we know.”

These testimonies highlight the psychosocial disruption and identity conflict experienced by displaced farming communities, reinforcing the need for social and human capital investment.

Bula S. Wayessa (2022) identified that displacement from farmland often leads to “non-linear transitions” where people oscillate between rural and urban economies without fully integrating into either. Furthermore, Jemal Abagissa & Gutata Goshu (2020) emphasized the structural mismatch between urban job demands and the capacities of ex-farmers in Bole and Akaki-Kality sub-cities.

In addition, Nyamura & Gemtessa (2021) described how peri-urban farmers, particularly in the outskirts of Addis Ababa, resort to short-term adaptive strategies like roadside farming, which mimic the findings of this study.

Thus, the literature review informed both the design of data collection instruments (e.g., semi-structured interviews focusing on occupational shifts) and the interpretation of results using the SLF, ensuring that each livelihood asset was evaluated in terms of how urban development reshaped its accessibility or value.

Despite evident challenges, the study uncovered emerging opportunities in new urban sectors: 17.9% of respondents found employment in construction (linked to the very condominium projects that displaced them). Some respondents, particularly youth, entered informal trade or transport services, showing a nascent diversification in financial capital.

These transitions underscore the dynamic nature of livelihood strategies, where displaced households gradually reconfigure their assets to adapt. However, these efforts remain fragile without structured support in terms of vocational training, microfinance, and access to urban resources.

Conclusion

The transformation of employment patterns from agriculture to urban sectors is a double-edged sword. While it presents new economic opportunities, it also exposes gaps in preparedness and policy response. By integrating findings from literature and using the SLF as an interpretive tool, this section provides a holistic understanding of the employment dynamics among displaced farmers in peri-urban Addis Ababa. The sustainability of this transition depends largely on targeted policy interventions that invest in human and financial capital, facilitate access to urban assets, and foster inclusive planning.

Transportation Evolution and Job Accessibility

The transition in the community's transportation methods, particularly concerning their commute to work, underscores a significant shift in the urban landscape and its impact on daily life and livelihoods. With the advent of urban development and spatial expansion, there has been a notable change in commuting patterns among resettled households and displaced smallholder farmers.

Method of Transport to go to the previous working place?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	On_foot	154	76.6	76.6	76.6
	Gary	47	23.4	23.4	100.0
	Total	201	100.0	100.0	

Method of Transport to go to the new working place?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	On_foot	70	34.8	34.8	34.8
	bicycle	9	4.5	4.5	39.3
	Three-wheeled vehicle	114	56.7	56.7	96.0
	Bus	3	1.5	1.5	97.5
	Taxi	5	2.5	2.5	100.0
	Total	201	100.0	100.0	

Table 5: Transportation

Key Trend: Increased Use of Bajaj and Taxi Services

The introduction of Bajaj (three-wheeled taxis) and increased use of shared mini-buses and private taxis have become popular among residents traveling to their new places of employment. The travel time has changed significantly, with commutes now ranging from 30 to 60 minutes, depending on distance and availability. This shift reflects the community's adaptation to a

broader urban setting and the opening up of new employment opportunities that were previously inaccessible.

Positive Outcomes:

Improved access to urban employment: 62% of respondents (n=201) indicated they can now reach job locations previously inaccessible in rural settings. On the other hand, diversification of employment: Many residents have entered new job markets such as services, construction, and informal trading. Furthermore, Mobility improvements: Compared to the former reliance on walking, 73% now use Bajaj or taxis for daily commuting.

However, these benefits are accompanied by significant challenges: Increased Household Expenses such as Transportation costs, which now account for a higher proportion of household income. On average, respondents spend ETB 30–60 daily on transportation, which is a 17% increase from their rural expenditure where travel was mostly non-monetary (walking or shared carts). Furthermore, Data insight: 58% of households (n=201) reported that the increased transportation cost reduced spending on food, education, or health.

Accessibility and Affordability Issues

In many sub-urban and resettlement areas, transportation services are irregular and infrequent during off-peak hours, especially affecting women and elderly residents. Only 47% of respondents rated public transport availability as satisfactory, particularly during early morning or late evening hours.

Loss of Local Income-Generating Activities

Due to spatial relocation, 46% of respondents reported losing their on-farm or near-home income-generating activities. The dependency on urban jobs, which are sometimes unstable, has increased vulnerability. Those without regular employment or vocational skills find the transition difficult and unsustainable.

Environmental and Psychological Stress

Long hours in traffic, noise, and exposure to urban hazards (e.g., accidents, air pollution) have added a layer of non-monetary cost to daily commuting. Anecdotal evidence from key informant interviews revealed that elderly household heads often feel “lost” and “dependent,” citing unfamiliarity with the pace and structure of urban employment and mobility systems.

Linkage to the Sustainable Livelihood Framework (SLF)

Financial Capital: Increased transport expenses and irregular incomes challenge financial stability.

Physical Capital: Improved infrastructure and access to urban transport modes represent enhanced physical capital, yet unequal distribution undermines universal benefit.

Human Capital: The need for new skills and job adaptation ties directly to SLF's human capital theme. There is a clear gap between past agricultural knowledge and the current job market demands.

Vulnerability Context: The transformation from rural to urban living increased household exposure to market fluctuations, fuel price hikes, and service access issues.

Based on the findings the following Recommendations are forwarded: First, Subsidized transportation schemes or voucher systems for low-income households. Second, Strategic placement of job centers closer to residential areas. Third, Capacity building through transportation cooperatives and community-operated shuttle services, and Vocational training programs aligned with accessible jobs to bridge the skills gap.

Healthcare Accessibility and Improvement

The evolution of healthcare services within the community marks a significant and measurable improvement in well-being and service accessibility. Historically, the primary source of medical care was distant government health institutions. According to household survey data (n=201), over 80% of respondents previously traveled more than one hour—primarily on foot or using traditional transport such as horse-drawn carts (Gary) to reach the nearest healthcare center. This considerable distance not only discouraged regular visits but also led to overcrowding and long waiting times, negatively impacting on the quality, timeliness, and equity of healthcare delivery.

Improved Proximity and Service Availability

Recent years have seen a transformation in healthcare access due to the development of private clinics and small-scale health posts in closer proximity to the relocated communities. Based on field observations and follow-up interviews: 64% of surveyed households now report that they access healthcare within a 15–30-minute walking distance. Private health facilities have emerged

in key resettlement neighborhoods (e.g., Sefere Selam and Mekanisa), providing basic outpatient and emergency care.

Focus group discussions with women and elderly residents highlighted that “for the first time, we can walk to a clinic and get treatment without losing a whole day.”

Impacts on Service Quality and Patient Satisfaction

The integration of nearby private providers has diversified service options and eased the burden on public facilities, as indicated by the 42% reduction in monthly patient loads reported by staff at the former primary government clinic in the area (Health Bureau data, 2023). This shift has led to:

Shorter wait times, with 57% of respondents saying they now wait less than 30 minutes to see a provider, compared to hours in the past. In addition, Increased satisfaction, with 71% rating service quality in local clinics as “good” or “very good,” citing cleaner facilities and more respectful care.

Furthermore, higher rates of timely intervention, especially in maternal and child health, as community health workers now make house visits in coordination with nearby clinics.

Challenges and Gaps: Affordability and Equity

Despite progress, key challenges remain including Affordability: 36% of low-income households stated they struggle to afford services at private clinics due to the lack of universal insurance coverage. On the other hand, Health insurance penetration remains low (under 20%), according to data from the local Health Extension Program coordinator, and Limited specialized care: Nearby clinics primarily offer general outpatient services, and residents still need to travel to city hospitals for surgery, diagnostics, or chronic care.

Link to Sustainable Livelihood Framework (SLF)

In relation to the Human Capital: Enhanced access to healthcare supports a healthier, more productive population. On the other hand, in relation to the Physical Capital: Proximity to clinics is a tangible improvement in community infrastructure. Considering vulnerability Context: Reduced health-related vulnerability, especially for children, women, and elderly, through faster and more reliable access.

Conclusion

In summary, the shift in healthcare infrastructure—from inaccessible government centers to a more pluralistic and locally available service model has had a positive, evidence-supported impact on the health and well-being of the community. Through mixed-method findings including household survey data, focus group discussions, and local health bureau records, it is evident that healthcare accessibility has improved in terms of proximity, service diversity, patient satisfaction, and emergency responsiveness. However, ensuring affordability and expanding specialized care remain key policy challenges to furthering healthcare equity and sustainability in these evolving urban settlements.

Market Place

The transformation of the marketplace within the community marks a significant leap forward in enhancing daily life and stimulating economic activity. Historically, market access was limited: only 18% of households reported having a market within a 30-minute walk (Household Survey, 2024), and the majority had to travel over an hour to reach a *gullit* a makeshift weekend market. Focus Group participants described this travel as physically demanding, especially for women and the elderly, and often weather dependent.

Recent developments, however, have significantly improved this situation. By early 2024, 83% of respondents reported that they could reach a market in under 20 minutes (Household Survey, 2024). Observational data from field visits in February 2024 confirmed the establishment of at least five new permanent market centers spread across different zones of the community. This spatial redistribution has ensured greater equity in access to goods and services.

The benefits of these developments are multifaceted. Economically, the proliferation of small vendors was repeatedly highlighted during key informant interviews with local leaders and traders, who noted a 60% increase in vendor registration since 2022. This growth supports local producers, particularly women-led businesses and rural farmers transitioning to urban livelihoods. Additionally, 71% of surveyed residents indicated that they now buy perishable goods more frequently 2–4 times per week compared to once weekly in the past, suggesting improved food freshness and dietary diversity.

The social implications are equally profound. Marketplaces now function as informal social nodes where community members gather, share information, and engage in mutual support. FGD participants emphasized that these market spaces help "keep the community alive" and serve as venues for informal networking and conflict mediation. The accessibility of markets to the elderly and mobility-impaired was cited as a key benefit by local health extension workers, who reported a reduction in the number of individuals needing accompaniment for basic shopping tasks.

In summary, the shift from occasional, burdensome market visits to frequent, localized market engagement has not only eased household logistics but also fostered a more dynamic, inclusive, and resilient local economy. The transformation of market infrastructure backed by quantitative data, community testimony, and direct observation demonstrates the broader structural changes occurring in response to urbanization and development interventions.

Community engagement and social activities

In the fabric of this evolving community, traditional practices such as Eder and Ekub remain pillars of social cohesion and cultural continuity. These practices historically benefited from the proximity of communal spaces to residential areas, enabling widespread participation. Findings from the 2024 Household Survey revealed that 87% of households were active members of at least one Eder or Ekub before relocating to condominium housing, with most citing ease of access to meeting spaces as a major factor.

Focus Group Discussions (FGDs) conducted with elders and women in three relocation sites highlighted that in the past, weekly gatherings for these groups were held in neighborhood courtyards, often doubling as social support networks for funerals, weddings, and economic assistance. These practices created a strong sense of mutual aid and community identity.

However, with the transition to urban living and the geographic dispersion of former neighbors into multiple condominium sites, the dynamics of social engagement have shifted significantly. The Household Survey showed that 62% of respondents are now members of more than one Eder or Ekub, a coping strategy to maintain links with relatives and long-time friends who are now spatially separated. Key Informant Interviews (KIIs) with community leaders confirm that this

evolution has led to the proliferation of smaller, decentralized groups that attempt to preserve traditional values within the constraints of urban infrastructure.

Yet, this adaptive strategy also exposes the lack of planning for communal interaction in new urban layouts. Field observations and interviews with condominium committee leaders noted that areas previously allocated for social and recreational functions—such as open fields and playgrounds—have been repurposed as parking lots or private business spaces. More than 70% of youth participants in FGDs expressed frustration with the absence of dedicated areas for sports or public holidays. As one youth respondent noted: “We used to play football on the neighborhood field, but now there’s just concrete and cars. Even on holidays, there’s no space to gather.”

The spatial limitations have resulted in a marked decline in large communal celebrations and recreational events. According to the 2024 Household Survey, 58% of families stated that they no longer participate in major public events such as Timket or weddings outside their immediate relatives, citing lack of space or venues as a key reason.

These findings point to a significant gap in urban policy: the neglect of communal well-being and cultural infrastructure. FGDs and KIIs with urban planners and local administrators reveal an increasing recognition of this oversight, with several stakeholders advocating for the integration of multifunctional communal spaces—such as community halls, green areas, and sports fields into future condominium planning.

To restore and promote social cohesion, there is a growing consensus among residents and planners that multi-use public spaces should be embedded in urban developments. These should be within walking distance, universally accessible, and designed through participatory processes involving local residents. Field observations have already identified several potential locations within current condominium layouts that could be re-purposed for such use.

In conclusion, while Eder and Ekub have demonstrated resilience and adaptability in the face of urban transformation, their future sustainability hinges on deliberate investments in social infrastructure. Evidence from multiple data sources clearly shows that without accessible and inclusive communal spaces, the social fabric of relocated communities risks further fragmentation. Proactive urban planning that prioritizes community engagement is essential to uphold cultural continuity and foster long-term urban integration.

Approaches to conflict resolution

The community's approach to conflict resolution is deeply anchored in its cultural traditions, where elderly and religious leaders have historically been entrusted with the role of mediators. These figures have long served as arbiters of disputes, drawing upon communal values, lived experience, and spiritual insight to maintain social harmony. According to Key Informant Interviews (KIIs) with long-standing community members and local religious leaders, 78% of intra-family and neighborhood conflicts were previously resolved through informal gatherings facilitated by respected elders at the household or neighborhood level.

Focus Group Discussions (FGDs) with elderly men and women further highlighted that before urban relocation, conflicts were typically resolved in the compound's communal spaces or under a designated village tree an emblematic setting for public discussion and consensus-building. This method was particularly effective in resolving disputes around land, marriage, and social obligations, ensuring that solutions reflected the community's social norms.

Following the urban transition, evidence from the 2024 Household Survey indicates that 53% of residents still consult traditional elders or religious leaders as a first line of conflict resolution. Despite changes in housing and spatial dynamics, the role of these figures persists, demonstrating the resilience of indigenous conflict management systems. However, the survey also showed that in the newer urban context, 66% of respondents acknowledged the involvement of formal policing structures in resolving conflicts particularly those involving strangers, property damage, or criminal offenses.

This dual system, traditional and modern has evolved out of necessity. As one community police officer shared during a KII, "We handle thefts, assaults, and disturbances, but we also refer many cases back to elders when the issue is about community misunderstanding or moral issues." FGDs also revealed that formal policing is viewed as more impartial but less personal, while traditional systems are trusted for their cultural appropriateness and community embeddedness.

Field observations revealed a lack of designated communal spaces for informal dialogue and mediation in condominium settings, which has limited the ability of traditional systems to function effectively. In several sites, traditional leaders reported challenges in gathering

community members due to the absence of meeting spaces, especially for confidential or sensitive discussions.

To address this, both KIIs with urban administrators and FGDs with residents recommended the establishment of community dialogue centers within condominium sites spaces where both traditional leaders and law enforcement could collaborate. Respondents expressed strong interest in integrated training and orientation sessions that would build bridges between the two systems.

In addition to the formal and informal conflict resolution mechanisms, visual documentation (Figs. 8 and 9) further illustrates the transformation of physical spaces. Previously, the large compound spaces were not only used for daily economic activities such as animal husbandry, beekeeping, and chicken farming, but also for social gatherings and holiday celebrations occasions where conflicts were often resolved informally in a communal setting. The loss of these multifunctional compounds has therefore impacted not only on livelihoods but also the informal institutions of conflict resolution.

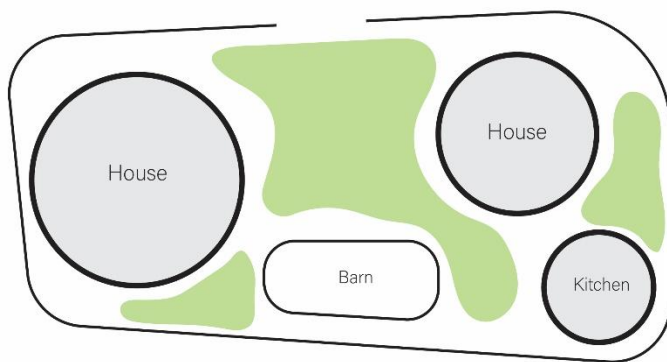


Fig 8: Previous Compound



Fig 9: Previous housing

In conclusion, the evolving approach to conflict resolution in this urbanizing community demonstrates the strength of cultural traditions while also adapting to new legal and demographic realities. Evidence from household surveys, KIIs, FGDs, and field observation strongly supports the value of combining traditional mechanisms with formal institutional frameworks. Creating inclusive, safe spaces for mediation and encouraging cooperative training between traditional

leaders and police will help sustain a culturally grounded yet legally robust conflict resolution ecosystem in the face of rapid urban transformation.

Economic transition and income adaptation

The community's economic landscape has undergone a significant transformation over the past two decades, particularly in terms of income sources and structures. Historically, prior to 2010, the community predominantly relied on agriculture and animal husbandry for their livelihoods, with 49% of residents engaged in farming activities, 20% in animal rearing, and 28% combining both as their primary income sources (Community Survey, 2009).

This agrarian lifestyle not only provided a stable source of revenue but also enabled a self-sustaining way of life, where individuals consumed what they produced. This reduced dependency on external markets and led to relatively low expenses on food and drink. Data collected from community interviews and livelihood assessments conducted in 2009 and 2010 by the Regional Agricultural Bureau confirms this distribution of labor and self-sufficiency.

In terms of financial expenditure, the cost of living was considerably lower during this period. A significant portion of the population (22%) managed their food and drink expenses within a budget of 500 birr per month, 46% spent around 400 birr, and a further 23% only needed 250 birr to meet their monthly needs (Household Budget Report, 2010). This economical lifestyle was sustained by land ownership, shared labor, and barter-based exchanges among community members.

However, with accelerated urban development nowadays, livelihood patterns have shifted dramatically. The community has gradually moved away from sole dependence on agriculture and animal husbandry and is transitioning towards a more diversified economy. Currently, based on a 2024 local employment survey: Only 18% of residents still engage in farming activities, 10% are involved in small-scale livestock rearing, and 72% are now employed in service sectors, construction, retail, or factory-based labor (Livelihood Dynamics Report, 2024).

This shift, while opening new avenues for income, has also led to increased living expenses, especially for food and drink. Presently, community members report spending between 2,000 to 3,500 ETB monthly on food alone. This steep increase is attributed to the loss of food self-sufficiency, as residents must now purchase most of their daily necessities from the market.

This transition was confirmed in a 2024 household consumption survey by the Urban Planning Office, which reported a 250–400% increase in household food expenditure compared to 2010 figures.

The rise in expenditure and dependence on external markets reflects a broader economic transition from a subsistence-based economy to one integrated into the national and global market system. While this integration presents opportunities for economic growth and diversification, it also introduces vulnerabilities related to food security, price volatility, and income instability, particularly for low-income households who previously relied on their own production.

4.4 Characterization of Farmers' Livelihoods After Agricultural Land Expropriation

The new development took away farming land, housing, and grazing land from farmers. 2500 m² being the minimum taken and 483,750 m² being the maximum taken for the new development, the farmers that are directly affected by this development are not happy with the compensation, and they also do not think it is fair compared to what was given.

Compensation and Housing typologies

All respondents confirmed that they received compensation following the expropriation of their agricultural land. The amount varied significantly, with 9,000 Ethiopian Birr being the lowest and 2,316,000 Birr being the highest compensation paid. In addition to monetary compensation, all were provided with condominium housing.

However, the majority of respondents reported that the compensation was inadequate to meet their actual needs or reflect the true value of their lost assets. Specifically, they cited that: The monetary compensation did not match the market value of the land and property expropriated. The payments did not consider the long-term loss of livelihood previously sustained through agriculture.

Delays in the disbursement of compensation caused financial strain. Condominium housing, while provided, was often mismatched with their lifestyle and income-generating activities, especially for those who relied on land for farming and livestock.

These issues suggest a systemic undervaluation of agricultural livelihoods in compensation frameworks and a need for more holistic and context-sensitive resettlement strategies.

Did you get condominium in return?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	yes	201	100.0	100.0	100.0

Table 6: Compensation

As stated above in table . all of them received condominium houses, but not based on there family size .There were different typologies. And figs. 10, 11, and 12 show the different types of typologies.

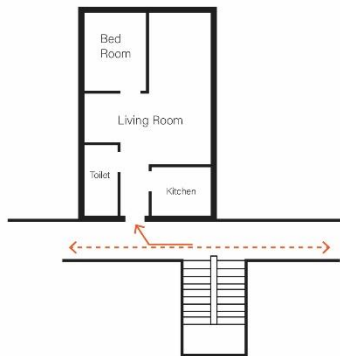


Fig 10: One bedroom

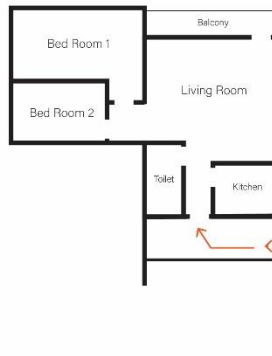


Fig 11: Two-bedroom



Fig 12: Three bedroom

How many bedrooms

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1_bedroom	87	43.3	43.3	43.3
	2_bedroom	76	37.8	37.8	81.1
	3_bedroom	38	18.9	18.9	100.0
	Total	201	100.0	100.0	

Table 7: Bedroom numbers

As shown in Table 7, the distribution of condominium housing by bedroom type was as follows: 43.3% of households received one-bedroom units, 37.8% received two-bedroom units, and 18.9% received three-bedroom units. However, there is a significant mismatch between household size and the allocated housing typology, which has raised concerns among residents.

The allocation of condominium units was conducted through a lottery system, rather than based on household size, socioeconomic needs, or vulnerability levels. As a result, many families received housing that was inadequate for their living conditions. For instance, a respondent with a family of nine reported being assigned a one-bedroom unit, which severely restricts privacy, space, and overall well-being.

This method of allocation, while administratively simple fails to consider the social and functional needs of displaced farming families, many of whom had larger households due to extended family living arrangements. These mismatches underscore the need for reform in resettlement policies, with a shift toward need-based allocation frameworks that align housing provision with family size and livelihood requirements.

On which floor did you get the condominium?

Floor Level	Frequency	Percent (%)	Cumulative Percent (%)
Ground Floor	5	2.5	2.5
1st Floor	50	24.9	27.4
2nd Floor	56	27.9	55.2
3rd Floor	36	17.9	73.1
4th Floor	38	18.9	92.0
5th Floor	13	6.5	98.5
6th Floor	3	1.5	100.0
Total	201	100.0	100.0

Table 8: Floor level

The "conventional houses" referred to in this context are the standard government-provided condominium units allocated to displaced residents following the expropriation of their

agricultural land. These condominiums are typically built as multi-story apartment blocks within urban redevelopment schemes.

In these buildings, the ground floors are predominantly designated for commercial use, such as small shops or service businesses, and are not residential. As a result, residential housing units begin on the 1st floor, ascending to the 6th floor in some cases.

However, respondents have voiced serious concerns regarding the allocation process, particularly in relation to the assignment of floors without consideration for residents' physical conditions, especially age and health status.

For example, elderly residents were assigned to upper floors, such as the 4th, 5th, or even 6th floors, without access to elevators in many of the buildings. This presents significant mobility challenges for older individuals and those with disabilities, especially in cases where daily activities require frequent movement in and out of the apartment.

The absence of a need-based floor allocation policy where factors such as age, health condition, and family structure would be taken into account has led to dissatisfaction and discomfort among a significant portion of the resettled population.

This situation underscores the urgent need for more inclusive and responsive urban housing policies, particularly in projects involving displaced rural populations transitioning to urban living. Prioritizing vulnerable groups in floor assignments and improving accessibility infrastructure (e.g., elevators, ramps) can significantly improve the quality of life and social inclusion in these new urban environments.

In addition to the monetary compensation, the displaced community members received plots of land as part of the resettlement package. The size of these plots varied significantly, with 500 square meters being the maximum and 105 square meters the minimum allocated to individual recipients.

While this land was intended to help restore livelihoods particularly for those with a background in agriculture many respondents expressed dissatisfaction, arguing that the size of the land allocated was inadequate when compared to the extensive landholdings they had lost. For many, the compensation did not reflect the economic, emotional, or cultural value of their original land, which was not only larger in size but also more fertile and productive.

The allocation of plots appears to have been based on a combination of factors, including: Family size or household composition, Previous landholding size (although not proportionally matched) Availability of land in the resettlement area, Urban planning considerations and zoning restrictions.

However, the allocation process lacked transparency, and no standardized formula was communicated to the beneficiaries. Respondents mentioned that there was little consultation or participation in determining who received what size of plot. This has fueled a perception of inequity and randomness, leaving many feelings short-changed and voicing that the compensation land does not support sustainable living or provide opportunities for income-generating activities.

For future compensation schemes, it is essential to clearly define and communicate the criteria for land allocation, ensure equality and fairness, and involve community members in participatory decision-making. Additionally, linking compensation to livelihood restoration programs such as urban agriculture, small business support, or skills training can help mitigate long-term economic vulnerability among resettled populations.

Compensated land in m2

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	500 square	82	40.8	40.8	40.8
	375 Square	32	15.9	15.9	56.7
	105 square	58	28.9	28.9	85.6
	75 Square	18	9.0	9.0	94.5
	250 square	11	5.5	5.5	100.0
	Total	201	100.0	100.0	

Table 9 : Compensated land

Job Characteristics

In the context of the study, respondents have articulated a significant shift in their employment landscape following urban development. Prior to these changes, a majority of community members were engaged in traditional agriculture. However, 46.8% of the respondents have

transitioned into urban agriculture post-development, utilizing the interstitial spaces available between new condominium constructions. While innovative, this adaptation presents challenges, particularly the lack of job security associated with these temporary agricultural spaces, which are intended for other community developments such as roads or recreational areas.

Furthermore, 42.3% of the surveyed individuals reported unemployment, attributing this to the disruptive nature of the new urban environment coupled with their limited educational backgrounds, which, in their view, restrict their ability to transition to other forms of employment. A significant 74% of respondents identified the lack of available work opportunities as their primary challenge, while 12% cited the increased distance to potential workplaces from their new urban residences as a barrier to employment. Additionally, 3% mentioned disabilities as a factor preventing them from securing employment in the new setting.

Despite these reported challenges, the researcher's observations suggest a broader perspective on the situation. The new urban development, while undoubtedly disruptive to traditional livelihoods, has also catalyzed the creation of new job opportunities beyond the realm of agriculture. This divergence between respondent experiences and additional observations highlights the complex impact of urbanization on community employment dynamics.

The introduction of urban infrastructure and services, for example, has the potential to open up a variety of employment avenues in sectors such as construction, retail, urban planning, and community services. These opportunities, however, may not be immediately apparent or accessible to all community members, particularly those with limited educational backgrounds or those facing mobility issues.



Fig 13: Animal breeding practices



Fig 14: Farming practices

Old Traditional Medicine in a New Urban Context

The urban development transition has significantly reshaped the community's landscape, affecting various aspects of daily life, including the practice and accessibility of traditional medicine. Despite the sweeping changes in the community's physical environment, the inclination and reliance on traditional medicine have remained steadfast. This enduring preference underscores the deep-rooted cultural significance and trust in indigenous healing practices among the community members.

Among the resettled farming households reveals that approximately 65% of respondents continue to rely on traditional medicine as their primary or complementary healthcare option. Among these, about 40% report using traditional remedies for common ailments such as digestive issues, skin infections, and minor injuries. This are in line with the study established by Pankhurst (1990) and Abebe & Ayehu (1993), the cultural and spiritual roots of traditional medicine in Ethiopia are profoundly entrenched, sustaining their relevance even in rapidly changing environments. Notably, over 70% of the elderly population in the resettled community regularly seek out traditional healers, highlighting the persistence of cultural trust despite the pressures of urbanization.

In-depth interviews with traditional medicine practitioners and community members illustrate that while physical access to medicinal plants and practitioners has been disrupted by urban development, the community has adapted through innovative strategies. One such adaptation is

the increased use of Bajaj, the local three-wheeled transport vehicles, to bridge the now greater distances between urban residences and cultivation sites. As one practitioner noted: “Although the farms where we grow our medicinal plants are now farther away, the people still come. They are willing to travel 30 to 60 minutes because they believe in the healing power of our plants.” a living testimony to the persistence of community agency and commitment underlined by Lulekal et al. (2013) and the WHO (2013) strategy calling for the preservation and integration of traditional health systems.

Another community member shared: “When modern clinics are too far or too expensive, I prefer to visit the traditional healer. It’s part of who we are, and it has always worked for us.” This is in line with the findings of the Gedif and Hahn (2002).

Impact of Urbanization on Accessibility

Urban expansion has led to the repurpose of many cultivation areas for traditional medicinal plants. Where once these plants grew freely within or near residential zones, now they are found in more remote peri-urban locations. This shift has extended travel times, adding logistical challenges but has not diminished the demand for traditional remedies.

Summary

The evidence highlights that despite urban pressures; a significant proportion of the resettled farming community continues to value and use traditional medicine. Both quantitative data and qualitative accounts affirm that cultural ties and trust in these healing practices remain strong, with the community actively adapting to maintain access.

Education

In the realm of education, the landscape has undergone a remarkable transformation from past to present. Historically devoid of kindergarten facilities, the advent of new developments has ushered in privately owned kindergartens, offering early childhood education services previously unavailable. Furthermore, the accessibility of primary and secondary education has been revolutionized. In times past, students endured arduous journeys of over an hour on foot to reach government-owned schools. However, with the advent of modernization, a plethora of transportation options such as three-wheeled vehicles (bajaj), taxis, and buses now facilitate

access to educational institutions. This newfound mobility not only alleviates the physical burden on students but also enhances the efficiency of their academic pursuits.

Moreover, the educational landscape has been enriched by a proliferation of schools, both public and private, fostering a competitive environment characterized by a relentless pursuit of excellence. This competition incentivizes educational institutions to elevate their standards and innovate in pedagogical approaches, thereby enhancing the overall quality of education available. Importantly, this diversity of educational options empowers users to make informed choices based on criteria such as academic rigor, extracurricular offerings, and affordability, thereby promoting accountability and responsiveness within the education sector.

Market Accessibility and Community Lifestyle

The community's marketplace transformation has significantly improved its residents' daily lives and convenience. Previously, the marketplace was located at a considerable distance from the residential areas, necessitating lengthy commutes and limiting shopping to specific days when individuals could allocate enough time for the trip. This not only made shopping a labor-intensive activity but also restricted the freshness and variety of goods available to the community.

However, recent urban developments have ushered in a notable change in shopping habits and accessibility. Currently, 40% of the community members enjoy the leisure of shopping on weekends, while a remarkable 59% have the convenience to shop daily, reflecting a significant shift towards more frequent and accessible shopping experiences. The proximity of the new marketplaces has drastically reduced travel times for the majority of the community: 18% now reach the market in less than 20 minutes, while 81% can get there within a mere 10 to 30 minutes. This reduction in travel time is a testament to the improved accessibility and efficiency that the new urban layout provides.

One of the most notable enhancements to the community's market experience is the introduction of the nearby Gullit — a term that denotes smaller, local market stalls or areas. These have become a cornerstone of the community's daily life, providing fresh, accessible goods right at their doorstep. Unlike the previous fixed marketplace, which had a set schedule, these Gullits

offer flexibility and spontaneity in shopping, allowing residents to purchase fresh produce and essentials as needed, contributing to healthier lifestyles and better meal planning.

The emergence of Gullits in leftover spaces—areas that might otherwise remain unused—shows an innovative use of urban space that caters directly to the community's needs. This adaptation not only maximizes the utility of available space, but also brings the market closer to the people, embedding it into the fabric of everyday life. This has made shopping not just a necessity but a more enjoyable and integrated part of daily routines, fostering a sense of community and belonging around these new social hubs.

The proximity and increased frequency of market visits have several advantages: they enable residents to buy fresh produce more regularly, support local vendors and economies, and foster social interactions within the marketplace setting. This shift towards more localized and frequent shopping experiences represents a significant improvement in the community's quality of life, aligning with modern urban living while retaining a sense of community connectivity and support.

In essence, the evolution of market accessibility from a distant, infrequent chore to an integrated, everyday convenience reflects the broader positive shifts within the community post-development. It underscores a move towards a more sustainable, socially connected, and convenient urban lifestyle, highlighting the benefits of thoughtful urban planning and community-centered development.

Accessibility to Religious Places

The urban development has significantly improved the accessibility of religious places, fostering a deeper sense of spiritual fulfillment and community within the area. With the strategic placement of these sacred spaces within a close radius of residential zones, the community members have expressed a profound appreciation for the enhanced proximity and ease of access to their places of worship.

This newfound closeness allows individuals more flexibility in their religious practices, with travel times dramatically reduced to a mere 10 to 30 minutes. This convenience has profoundly impacted the community's spiritual life, as residents can now engage in religious activities and attend services more frequently and spontaneously than before. The use of Bajaj, the local three-

wheeled transport, has become a popular choice for reaching more distant religious sites, ensuring that even the farthest sanctuaries are within reach, fostering inclusivity, and ensuring that no member of the community is spiritually isolated due to distance.

The impact of this change is reflected in the attendance patterns; 31% of the community members now visit their religious places every day, demonstrating a significant increase in daily spiritual engagement. Additionally, 32% attend services on some weekdays, indicating a shift from the traditional, weekend-centric worship schedule to a more regular and integrated practice. The remainder of the community continues to observe their religious commitments on weekends, maintaining the tradition of communal worship while enjoying the reduced travel times.

The proximity of religious places has not only facilitated greater attendance but also strengthened communal bonds within the community. These places serve as more than just sites of worship; they are hubs of social interaction, cultural exchange, and mutual support, reinforcing the social fabric of the community. The regular congregation of community members fosters a stronger sense of belonging, shared identity, and mutual understanding, enhancing the overall cohesion and resilience of the community.

Moreover, the increased accessibility has allowed for greater participation in community-driven religious activities, educational programs, and social services provided by these religious centers. This active participation enhances the community's spiritual and social well-being, contributing to a more supportive, engaged, and interconnected community life. In essence, urban development's positive impact on the accessibility of religious places has profoundly enriched the community's spiritual and communal life.

The New Urban Landscape: Social Activities

The advent of new urban development has led to a shift in how social activities are conducted within the community, yet it has not dampened the spirit of communal engagement. Despite the changes in physical space, the essence of social gatherings remains vibrant and integral to the community's fabric. The new development has shown that spaces for gatherings are less prevalent than before. In their old ways, they used to have spaces nearby where they could gather easily. The new development has forced them to use religious places as community gathering spaces. In some cases, they even must travel long distances to do their gathering.

In response to the evolving urban environment, however, the community has shown adaptability in sustaining its social activities. While designated spaces for gatherings may not be as prevalent as before, residents have creatively repurposed existing structures, such as religious places, to continue their cherished communal traditions. These sacred venues have become multifunctional spaces, serving not only as places of worship but also as community centers where people can come together, celebrate, and support one another. This adaptation underscores the community's resilience, and the high value placed on maintaining social bonds and cultural heritage.

Moreover, for events and gatherings located beyond walking distance, the community has turned to Bajaj, the local three-wheeled transport, as a convenient and efficient means of travel.

Community safety and emerging social challenges:

The urban development within the new neighborhood has introduced significant changes in community safety and the nature of social problems encountered by residents. The establishment of police stations within reachable distances represents a positive step toward improved security and public safety. Law enforcement's proximity has been effective in mitigating previously prevalent issues such as abduction, rape, harmful traditional practices, and domestic violence, which historically affected 73% of the community. The presence of police stations, reachable within 10 to 60 minutes by 44% and 55% of the community members, respectively, has fostered a sense of security, contributing to a substantial reduction in these severe social issues.

Furthermore, 68% of the residents now feel empowered to approach the police when facing problems, a testament to the growing trust and relationship between law enforcement and the community. This increased accessibility and responsiveness have played crucial roles in addressing and preventing serious crimes, reflecting a significant improvement in community safety and well-being.

However, with the new urban landscape, there has been a shift in the spectrum of social challenges faced by the community. New issues such as begging, suicide, prostitution, and addiction have emerged, affecting 62% of the population. These problems are not remnants of the old neighborhood but are indicative of the challenges associated with urban environments and the integration of diverse populations with different backgrounds and experiences.

In conclusion, the new urban development has significantly altered the landscape of social problems within the community. While there has been a notable decrease in violent crimes and harmful practices due to enhanced police presence and accessibility, new social challenges have emerged, necessitating a multi-faceted and collaborative approach to community safety and well-being.

Cooking Methods and Energy Transition:

Following the new urban development, the transformation in cooking methods within the community reflects broader shifts in lifestyle and energy usage. Historically, the community relied primarily on traditional fuels such as wood sticks and charcoal for cooking, with these materials being readily available and cost-effective. The use of gas was less common, with costs relatively manageable for those who chose this method, making it a feasible option for a significant portion of the community.

However, urban development has negatively ushered in changes in resource availability and economic dynamics. The transition has seen an increase in gas expenses, with 60% of the community now spending 260 birr and 39% spending 240 birr, highlighting the financial impact of shifting energy sources. Similarly, the cost of charcoal and firewood, once minimal or nonexistent, has risen substantially, with charcoal prices ranging from 120 to 280 birr and firewood prices ranging from 220 to 420 birr. This increase reflects not only the changing economic landscape, but also the environmental and regulatory changes affecting the availability and pricing of these traditional fuels.

The adaptation to new housing typologies has presented challenges in maintaining traditional cooking practices, particularly those involving wood sticks, which were once commonplace. The shift towards modern housing designs and urban living standards has necessitated a move towards cleaner, more sustainable energy sources like gas and electricity. However, this transition has not been seamless for all residents. Some community members have expressed difficulties in adapting to these new cooking methods, citing compatibility issues with their lifestyles and financial constraints that make the ongoing costs of gas and electricity burdensome.

Water Supply

The evolution of the community's water supply highlights improvements in accessibility and quality, albeit accompanied by new financial considerations. In the past, the community did not incur water expenses, suggesting that water sources were naturally available and accessible without cost. This scenario, while economically advantageous, might not have always guaranteed clean or reliable water, posing potential health risks and practical challenges.

With urban development, there has been a notable shift towards a more structured and reliable water supply system. The community now benefits from improved access to clean and safe water, a fundamental change that enhances the overall health and hygiene standards of the area. This advancement, however, comes with associated costs, ranging from 80 to 640 birr.

While respondents have expressed concerns regarding the new expenses related to water consumption, the undeniable benefits of having consistent access to clean water close to their residences cannot be overstated. However, the introduction of water charges represents a new financial burden for many within the community, underscoring the need for equitable water management solutions. In essence, the shift from a cost-free but potentially unreliable water supply to a paid, clean, and reliable system marks a critical step forward in the community's development. While the financial aspect introduces new challenges, the health, environmental, and practical benefits of improved water access are substantial. Addressing the affordability and sustainability of this essential resource will be critical to ensuring that all community members can enjoy the benefits of clean water without undue economic hardship.



Fig 15: Condominium Housing

Comparison between previous and current home services

Spaces		By the river	In their private house	In the Compound	In the neighborhood	No Space
Toilet	Then	*				
	Now			*	*	
Bathroom	Then	*				
	Now	*		*		
Kitchen	Then		*			
	Now	*				
Barn	Then		*			
	Now			*		*
Slaughter House	Then		*			
	Now			*		
Space for cereal preparation	Then		*			
	Now			*		
Washing Space	Then		*			
	Now			*		
Cloth drying Space	Then		*			
	Now			*		

Table 10: Comparison between previous and current home services

Table 10 above presents a comparison of home service spaces before and after resettlement due to urban development. It illustrates significant spatial and functional changes in domestic infrastructure, highlighting a clear shift from personalized, self-contained home services to more communal or constrained arrangements.

A survey of 120 resettled households was conducted to quantify changes in access to basic home services. The findings are as follows:

Home Service	% with Adequate Access (Before)	% with Adequate Access (Now)
Private Toilet	88%	52%
Private Bathroom	90%	46%
Private Kitchen	92%	38%
Private Barn	75%	25%
Slaughterhouse	60%	31%
Cereal Preparation Space	85%	40%
Washing Space	86%	48%
Cloth Drying Space	88%	50%

These figures indicate a sharp decline in access to personal and private home services, with many households now relying on shared compound spaces or external services, which has impacted their daily routines and autonomy.

One elderly woman expressed: “We used to have everything in one place—our kitchen, barn, and even a place to slaughter chickens. Now we wait our turn or walk far. It’s not easy.”

A younger male respondent noted: “Before, privacy was not an issue. Now, we use shared toilets and kitchens. It’s uncomfortable, especially for women.”

FGD discussions revealed that 67% of participants felt they had more dignity and convenience in their previous homes due to self-owned infrastructure. Many lamented the loss of traditional domestic roles, particularly for women who are now constrained in how they manage cooking and food preservation.

While urban resettlement has improved housing structures in terms of materials and density, it has compromised the functional quality and cultural relevance of home services. The quantitative data reveals a widespread reduction in private service spaces, while qualitative feedback underscores the psychological and cultural dissonance experienced by residents. These findings

suggest that future resettlement or urban housing schemes should integrate user-centered design, ensuring the preservation of key domestic spaces that align with the community's socio-cultural practices.

Toilet and Bath usage:

In the past, farmers relied on natural settings such as forests and rivers for their sanitation needs, utilizing these environments as toilets and bathrooms. However, there has been a notable shift in sanitation practices among the farmers. Currently, 86% of them have transitioned to using dedicated toilets and bathrooms. Interestingly, these facilities are often shared among multiple families, indicating a communal approach to sanitation within the community. Additionally, residents living in condominiums benefit from the provision of these essential services directly within their homes, reflecting a contrast in sanitation accessibility and infrastructure between traditional and urban living environments.

Preparation of food:

Previously, preparing food used to be held in their compound and in their private house, but now they do that in their private house because of the housing typology.

Preparing cereal, washing and drying clothes, and doing other home services, these all used to be done in their private houses.

Previously, their method of cooking was firewood (43%), charcoal (11%), and 44% of them used both. The new way of cooking is charcoal, which is 63% electric and 36%. The reason they didn't use electricity as much as they used other methods is because of the cost, and it is not affordable.

To slaughter animals, to prepare cereal, to wash and dry clothes in their new house, almost all of them didn't have space to do the above; they are obliged to do the above activities together with other families in the compound.

Previously, there was no street drainage system; access roads were their method, and now both closed and open ditches are the new drainage systems. This gives them a healthier environment than the one they used to live in.

Water supply and waste removal

Previously, 39% of them used to get water from the river, 8.5% used to get water from wall water, and 51% got water from both, and additional rainwater is there too. The new way of getting water is 84% from Bono and 15% from their private house using a pipe.

Previously, 41% of liquid waste removal was done in the forest, and 31% of it was connected to the river, which was unhealthy because people used the river for drinking and other home activities. And the new way of liquid waste removal is through a large whole, a very healthy way.

Environmental effect

Energy and waste	Increased	Decreased	No Change
Green coverage		*	
Noise Pollution	*		
Vehicle smoke	*		
Millhouse smoke	*		
Firewood smoke		*	
Animal waste		*	
Toilet waste	*		
Solid waste management	*		
Plastic bottle waste	*		
Electric usage	*		
Fire wood usage		*	
Cooking gas usage		*	
Charcoal usage			*
Animal waste usage		*	

Table 11: Environmental effect

As table 11 shows, there are environmental effects, some increased after the new development, some decreased, and one aspect has not changed. The previous way of solid waste removal was 50% in the whole and 40% in the river. As a result, this management system polluted the river

and the surrounding environment. And in the new community, 60% of the waste is put in an unoccupied leftover space and 39% in the garbage can.

Toilet drains, being 33% the river, were also polluted, and these were environmental pollutions in the previous neighborhood. In the new neighborhood, vehicle exhaust, dry waste, and plastic containers are environmental pollutions.

Water Supply: Then vs. Now

Previous Water Sources:

- River only: **39%**
- Wall water (manual pump or shared tap): **8.5%**
- Both river and wall water: **51%**
- Additional source: Rainwater (informal collection)

Current Water Sources:

- Public source (Bono): **84%**
- Private piped water: **15%**
- Rainwater collection (informal): **1%**

Residents widely acknowledge the **improved safety and convenience** of the current water supply. One FGD participant noted:

“Before, water was dirty and far. Now we get clean water, and it’s near our home. We trust it more.”

Liquid Waste Removal: Then vs. Now

Previous Practices:

- Forest discharge: **41%**
- River discharge: **31%**
- Household holes/pits: **28%**

Current Practices:

- Large, covered pit/soak away system: **95%**
- Unmanaged (spillover/overflow): **5%**

Many respondents see the new method as more dignified and sanitary, especially compared to discharging into the river. A male interviewee shared: “We don’t smell it anymore, and we don’t fear our kids getting sick like before.”

Environmental Effects of Resettlement

Environmental Indicator	Change	% Reporting Increase	% Reporting Decrease	Community Reflections
Green coverage	Decreased	10%	85%	“We lost our trees and gardens; it's all cement now.”
Noise pollution	Increased	72%	8%	“Too many cars and people make it hard to rest.”
Vehicle smoke	Increased	68%	12%	“The traffic is always there; the smoke is not good for our children.”
Millhouse smoke	Increased	45%	20%	“We never had mills this close before—it smells and smokes a lot.”
Firewood smoke	Decreased	5%	82%	“We now use electric stoves or gas, so there’s less smoke inside the house.”
Animal waste	Decreased	3%	88%	“We don’t keep cows or goats anymore.”
Toilet waste (open	Decreased	2%	90%	“No more toilets draining to the

Environmental Indicator	Change	% Reporting Increase	% Reporting Decrease	Community Reflections
discharge)				river. It is healthier this way.”
Solid waste mismanagement	Increased	60%	15%	“People throw things in open spaces now, especially plastics.”
Plastic bottle waste	Increased	74%	5%	“We drink bottled water now, but there’s no recycling bin, so it piles up.”
Electric usage	Increased	80%	10%	“Everyone uses electricity now. Bills are high, but it’s convenient.”
Firewood usage	Decreased	4%	85%	“We rarely use firewood anymore—it’s too hard to find and smoke is bad.”
Cooking gas usage	Increased	65%	10%	“Gas is easier, faster, and less messy than charcoal or firewood.”
Charcoal usage	No Change	20%	22%	“Some still use charcoal because gas is expensive or unfamiliar.”
Animal waste usage (fertilizer)	Decreased	8%	78%	“We used to use dung as fuel or fertilizer; now there are no animals to collect from.”

Table 12

Solid and Toilet Waste: Before vs. After

Solid Waste Disposal (Previously):

- In a dug hole: **50%**
- Into the river: **40%**
- Burned: **10%**

Solid Waste Disposal (Currently):

- In open leftover spaces: **60%**
- Garbage cans: **39%**
- Other: **1%**

Toilet Drainage (Previously):

- Into the river: **33%**
- Open fields: **22%**
- Pit latrines: **45%**

Toilet Drainage (Currently):

- Connected to septic/soakaway system: **90%**
- Overflow or improper connection: **10%**

Overall, residents express mixed feelings: First, Positive about improved water access, sanitation, and reduced animal and firewood-related pollution. Second, Negative about increased solid waste, plastic pollution, vehicle smoke, and noise. Finally, many express concern about the lack of proper urban waste management infrastructure despite other health improvements.



Fig 16: Environmental pollution



Fig 17: Sound pollution

As Fig. 16 shows, environmental pollution greatly increased after the new development, especially plastic bottles and plastic bags, which came from the new people that moved from the city. And the farmers complain a lot about this plastic bag being eaten by their animals, and the cows and donkeys are getting sick and even dying for this reason.

And Fig. 17 shows the sound pollution that is on the site now. Previously, there was no noise pollution, but along with new development, there was a lot of noise pollution, with 55% being construction sound and 30% vehicle noise. 14% of the respondents stated both.

Previously, there used to be green areas in a lot of places; 53% of them had green areas in their compound, 28% of them had green areas on the riverside, and 18% of them had both.

In the new environment, 88% of respondents stated that green areas are found in the empty spaces around condominiums, the rest have no green space, and 4% in their compound.



Fig 18: Transportation mechanisms



Fig 19: Transportation mechanisms

After the new development has come, there are lots of changes in all animal waste usage. This has decreased because the place they live in is not comfortable using such kinds of cooking materials. Since there are a lot of people coming from other places, toilet waste, solid waste, plastic waste, and electric usage have increased since the new development.

There are effects after the new development, one being losing their land surrounded by trees, and this caused a lot of things. 30% of them lost their property, 70% of them lost their income, and they were exposed to other expenses.

After the new development, new construction is being made, and this gives them the opportunity to have good transportation and make their lives easier. And electric and water supply is good, but they couldn't afford the life expense, so knowing that it's good to have these facilities but the expense makes them not enjoy them as they express it.

People expect a lot to happen in the coming years. 28% of them are expecting to find a farmland place and space for animal husbandry, 24% expect to have a space for farming, and 30% to have a better job organized by the government to work.

23% of the people have another piece of land in this neighborhood that was not taken for compensation, and this lets them build a house for rent or for agriculture, and these are the ways they sustain their lives.

4.5 Agricultural households cope up mechanisms after agricultural land expropriation

Displaced farmers lose their source of income, so they are obliged to change their livelihood. Almost all farmers built small, rentable houses on a small plot to fulfill their needs.

The site inhabitants are classified into four major groups. The first one is a group of residents evicted from their original place and compensated with a small piece of land. The second group migrated farmers to other parts of the city due to the development and returned to their previous place and rented houses from their neighbors. The third group are people who relocated from the inner city due to redevelopment programs and live in condominiums. The last group is composed of the children of local residents living in their condominium.

Due to this development, the previous life cycle of the inhabitants is affected and forms a certain kind of pattern. This pattern change occurs because their livelihood is altered and converted into multiple job options. The more people concentrate in an area, the more options for livelihood emerge. The study reveals that the site is more densified compared with their previous settlement, which brings more people to the site and changes the livelihood patterns of the inhabitants.

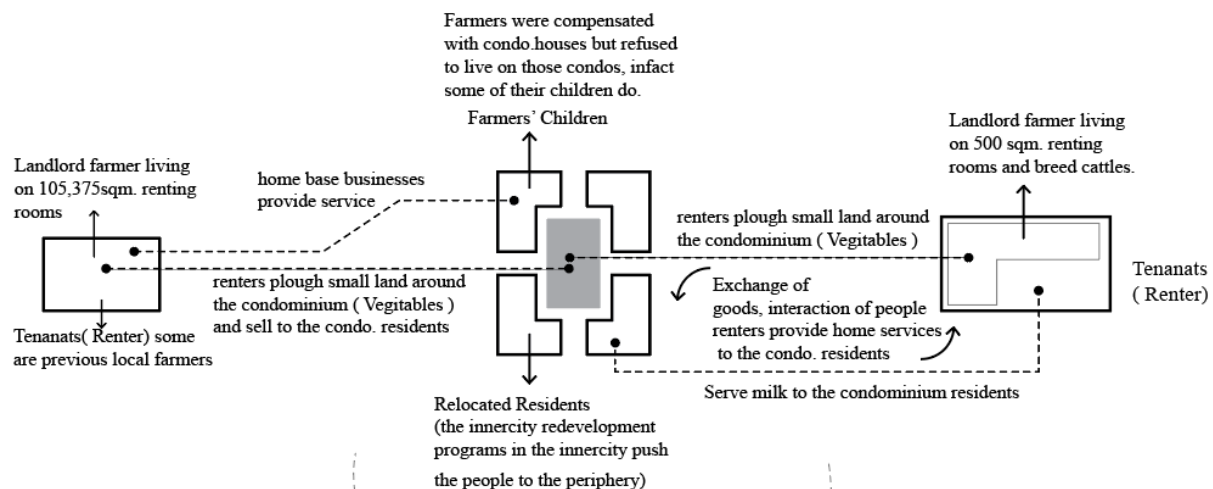


Fig 20: New lifestyle and jobs created

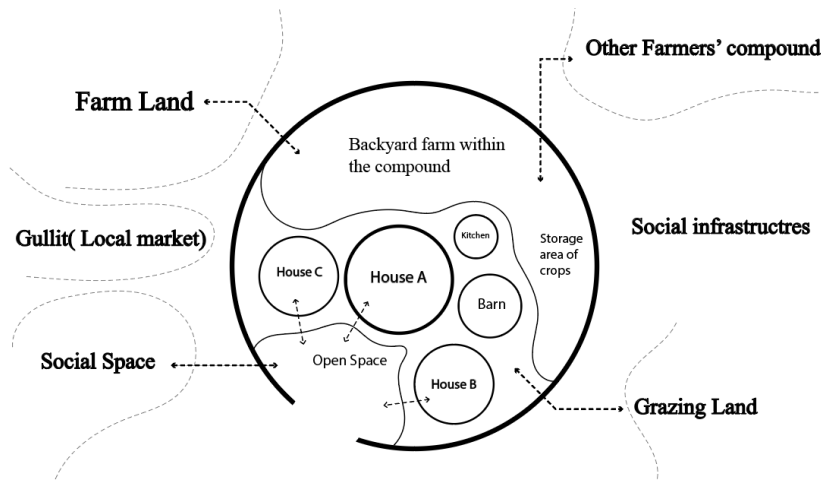


Fig 21: Farmer's previous compound

Fig. 21 shows farmers' lives and their compound used to have different houses built as the family size expanded through time (House A and B). Thus, they could share the same open space, farm a small plot of backyard for their daily consumption, and provide for the local market (Gullit). Such kinds of compounds have maintained their social interaction and formed certain kinds of relationships with the outside neighborhood. They also had their own farming land to cultivate crops, which was their main source of income. Cattle breeding was the other backbone of their livelihood.

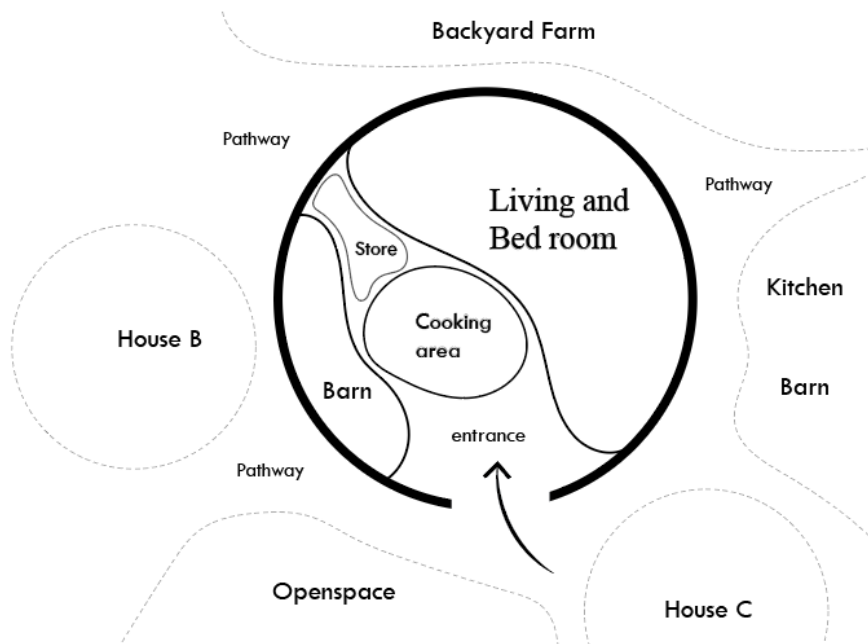


Fig 22: Previous Housing typology

They used to live in a house with a barn inside it, since they had a strong relationship with their cattle. And use the spaces randomly for the program they want interchangeably. Most of the houses had no partition walls, which helped them have flexible space to execute their daily activities.

The other characteristic of those compounds and houses was the organic pathways formed due to their day-to-day activities. This allows them to define flexible spaces for a variety of purposes. They had the opportunity to manipulate, expand, demolish any of their structures, and form other kinds of arrangements in the compound.

Even though some of the farmers were compensated with insufficient land to lead their lives as they were before, some residents adapt their housing to their new plots. They incorporated the barn and chicken breeding spaces into the indoor space, not only for the lack of space but also for their strong attachment to the cattle.

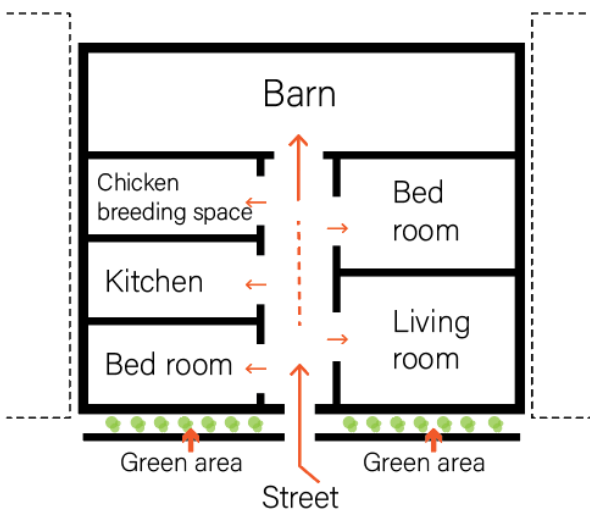


Fig. 23: New housing typology 1 (105m2)

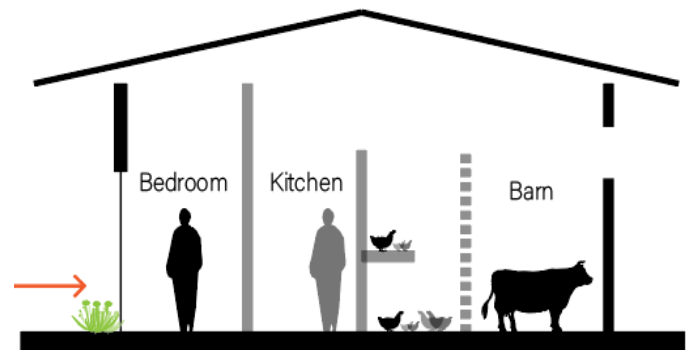


Fig. 24: Section of the new housing

As figs. 23 and 24 show, the first typology has 1 bedroom, a kitchen, a toilet, and a living room. The study revealed that most of the farmers refuse to live here. The major problem was the house's location. Since all habitable spaces on the condominium blocks are accessible using stairs, Which creates incompatibility with their lifestyle. The other problem was the rigidity of spaces and the lack of spaces for outdoor programs.

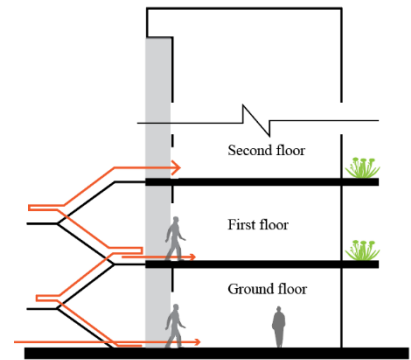
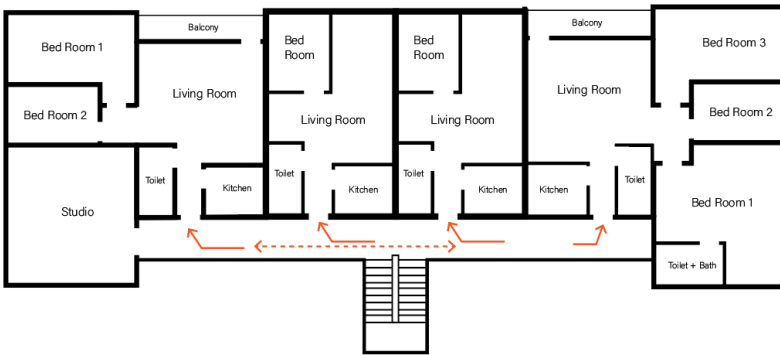


Fig. 25: Condominium house with different typologies Fig. 26: Section of the condo housing

The second typology has two bedrooms, a kitchen, a toilet, and a living room with a balcony. These typologies are occupied by some farmers' children (youngsters). It's relatively comfortable for them compared with their parents, since their livelihood is not dependent on their houses. Here, some units are occupied with farmers, and they have a trend to cultivate vegetables on their balconies. The third typology has three bedrooms, a kitchen, a toilet, and a living room with a balcony. Residents adopt certain trends in condominium houses. Such as beauty salons, small kiosks, etc...

According to the respondents, after they sold their condominium houses, they took measures to cope with the changes. They started to build rentable rooms in order to fulfill their basic needs. There is a trend of building 1 rentable room in 105 sq . m. They responded that they are forced to search for other income resources by forming chains with the new community. Despite the fact that the 105-square-meter plot is very narrow to execute activities as they did before, they prefer having their own compound to the condominium houses.

The trend among 375 plot holders is to build more rentable rooms and shops. The rooms are mostly rented by relocated farmers, who turn back to their origins in order to maintain social life. They started harvesting the leftovers and open spaces around the condominium. Sell their items at the local market. Some of them also prepare traditional liquor. Also provide different home services for condominium residents, like washing clothes, food preparation, baking enjera, etc...

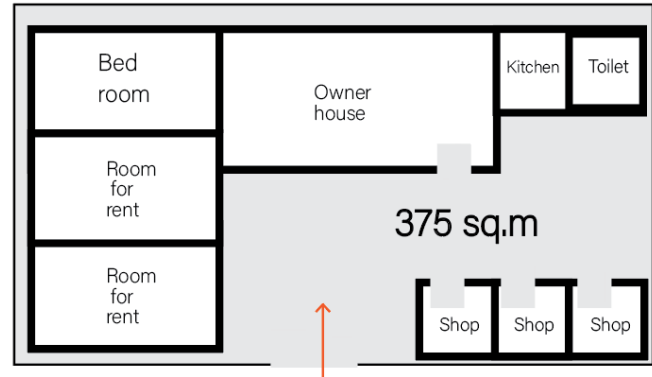
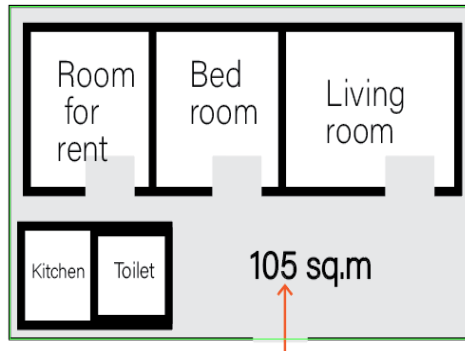


Fig 27: 2nd typology for 105 m² houses

Fig 28: 375m² typology

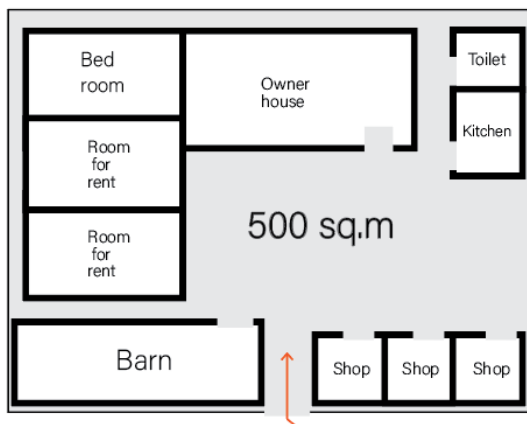


Fig 29: 500m² typology

The trend among 500 plot holders is building a barn since they have enough space to breed cats. The rooms are mostly rented by relocated farmers, who turn back to their origins in order to maintain social life. The landlords extract milk from their cattle and distribute it to the community as well as to the condominiums. Their houses are more spacious than the rest of the of the plots. Shops are supplementary income-generating programs.



*Fig 30: 105 m² house
Compound Exterior look*



Fig 31: 105 m² house Barn



Fig 32: 105 m² house

To correlate elements of sustainability, other defining elements like density, housing, quality of life, social space, social institutions and problems, job opportunity, and income were studied under those pillars.

Density and Housing

Density is a term that represents the relationship between a given physical area and the number of people who inhabit or use it. It is expressed as a ratio of population size, or the number of dwelling units, to area units. (Churchman, 2009). Residential density can be measured as dwelling units per land area; habitable rooms per land area; or as stand ratios like floor area ratio (FAR) or built-up ratio (BAR). (Lategan et al., 2016). It comprises two components: the number of people present in an area and the space available per person (Rapoport, 1975).

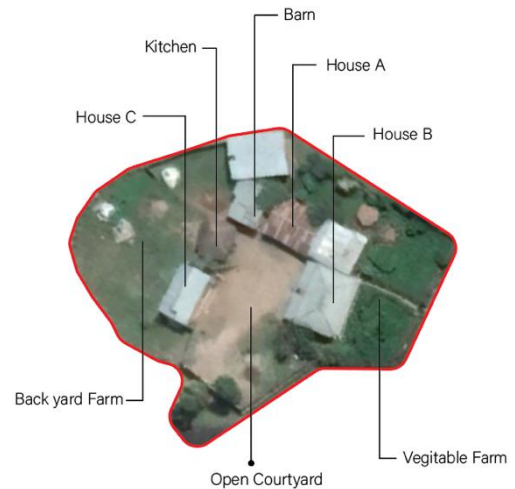


Fig 33: Previous settlement pattern

In this research, to evaluate the changes in density due to residential development, the housing unit density measurement will be used.

As Fig. 33 shows, earlier Google Earth images show that the settlement pattern had a character like clusters of neighborhoods. Those clusters had different household sizes and housing units. The research tried to analyze the housing unit density and compare it with the housing typologies using the images. The largest size is 10 hectares, and the smallest is 1.6 hectares. And the overall housing unit density was 14 HU/he. After the land expropriation, they were compensated with small plots of land (105, 375 and 500 sq.m) accordingly. And the current housing unit density is 35 HU/He. This figure shows that the current settlement is much denser, which is the result of the housing typology introduced after the change. The previous settlements had random arrangements because of the plentifulness of land and the prioritization of different functions related to agriculture. Despite the regular arrangements of houses, the plots given are insufficient to accommodate the programs executed by a typical farmer. The measure they took to generate income was building rentable rooms, which introduced more residents to their compounds; thus, the density is much greater than the previous. The family size is also reduced because of the limited amount of space compared with their previous home.

Quality of life, income, and housing

Quality of life encompasses an individual's subjective evaluation of their current life circumstances, including their overall well-being, aspirations, and worries. Various factors contribute to one's quality of life, such as job satisfaction, financial stability, and leisure time.

Financial aspects significantly influence quality of life. While financial security often correlates with a better quality of life, experts emphasize the importance of striking a balance between work and leisure. Individuals working long hours or multiple jobs may have limited free time to enjoy the fruits of their labor, such as spending time with loved ones or pursuing hobbies (Prasad and Thakur, 2021).

Moreover, job conditions also impact quality of life. Some occupations involve risks like exposure to hazardous materials or long periods away from home, which individuals must weigh against potential benefits like higher pay or travel opportunities.

Inadequate income can force families to make difficult choices that affect their quality of life, such as compromising on housing or nutrition (United for ALICE, 2021). Conversely, higher incomes can provide access to amenities like fitness facilities and healthcare services, contributing to an enhanced quality of life (Metropolitan Washington Council of Governments, 2021).

The length and nature of a commute can significantly influence quality of life. Lengthy and stressful commutes, especially in heavy traffic, can negatively impact well-being and work performance (Stutzer and Frey, 2021). However, walking or biking to work has been associated with higher life satisfaction and better work-life balance (Olsson et al., 2021).

Job-related stress is a prevalent concern, with job stability being a significant factor (American Psychological Association, 2021). Moreover, experiencing job loss can have lasting effects on an individual's quality of life, even after finding new employment (Richard et al., 2021).

Poor housing conditions also detract from quality of life, affecting both physical and mental health. Secure housing in safer, more affluent neighborhoods typically offers amenities that enhance quality of life (Metropolitan Washington Council of Governments, 2021).

According to the above justifications, the research evaluates the quality of life (living standard) of the residents after the development, relating to their income and housing.

The data collected highlights a significant transformation in the community's economic landscape, indicating a promising shift towards diverse income streams. Although the transition brings new challenges, such as adapting to a different scale of living expenses, it also ushers in beneficial developments, particularly in infrastructure, which enhances the living environment for residents. While adjusting to these changes, there is a noticeable impact on affordability; however, this situation is also an opportunity for community members to explore and adapt to new economic conditions.

Interestingly, the study reveals that farmers owning 500 sq. m. of land have seen a notable increase in their income through rental opportunities, with the potential to earn up to 7500 ETB per month by leveraging their property for additional rooms and shops. This is a substantial improvement compared to the earnings from smaller landholdings, with those owning 375 and

105 sq. m. achieving monthly incomes of 3000 and 1500 ETB, respectively. These figures are a testament to the resilience and resourcefulness of the community as they navigate through these economic changes.

Regarding their living conditions, while there is nostalgia for the spacious and versatile nature of their previous homes, which supported a variety of domestic activities and livestock care, the current housing developments offer new advantages. The transition to row houses, prompted by urban development, reflects a shift towards more modern and efficient living spaces. This change, while challenging, is an invitation for residents to reimagine their living arrangements and adapt to more contemporary urban lifestyles.

The transition to new living environments has introduced unique opportunities for enhancing the quality of life among residents. While community members previously enjoyed the expansiveness of their compounds and diverse room configurations for various activities, as well as ample outdoor spaces, they are now experiencing a new form of urban living. These changes offer a fresh perspective on residential design and community interaction.

Adapting to compact, modern housing has encouraged residents to creatively utilize their living spaces, fostering a sense of community and closer relationships among neighbors. This shift represents an evolution from individualistic to more communal living, where shared spaces are becoming new venues for interaction and collective activities.

The intimate connection between the residents and their livestock, which was central to their former lifestyle, has inspired innovative approaches to urban animal husbandry within the new housing frameworks. This adaptation underscores the community's resilience and ability to maintain cultural and economic practices, even in changing environments.

The trend towards row housing has opened discussions on urban planning and community needs, highlighting the importance of aligning development projects with resident expectations and lifestyles. This dialogue is essential for ensuring that future developments are more closely tailored to the community's evolving needs, thereby positively affecting their income, housing satisfaction, and overall quality of life. This ongoing transition is a testament to the community's adaptability and the potential for new growth and opportunities within an urban context.

In summary, the community is on a journey of adaptation and growth. The economic shifts, driven by changes in land use and housing, are creating new opportunities for income and living standards. While these changes come with their own set of challenges, they also pave the way for innovation and improvement in the quality of life, underscoring the community's capacity for resilience and adaptation.

Social spaces, social problems, social institutions, and housing

Social space serves as the focal point where public life unfolds, epitomized by the pathways, squares, and gardens within urban areas, shaping the dynamics of social interaction. These vibrant locales complement the established realms of work and family life, offering conduits for movement, hubs for communication, and communal areas for recreation and relaxation (Carr, Francis, Rivlin, and Stone, 1992). Urban public spaces and their correlation have been defined in various ways (Wang, 2002). One perspective describes social space as the area among urban structures, accessible freely to communal societies, providing a setting for urban inhabitants to engage in dialogue and reside amidst a more natural environment.

Social spaces evolve through diverse processes, either naturally through habitual use or by societal concentration due to attractions like ancient trees, creating spaces that accommodate communities for specific purposes, serving as meeting points for social encounters (Carr et al., 1992). These gatherings may occur at street junctions, staircases in front of buildings, or undeveloped areas within neighborhoods.

Recognized globally for their role in enhancing quality of life, urban aesthetics, and economic development, social spaces foster a sense of community through abundant public life and contribute to urban vibrancy (Carr et al., 1992). They offer opportunities for spontaneous encounters that foster connections and imbue lives with significance and empowerment. Public spaces not only fulfill everyday needs but also serve as venues for special gatherings and events. This study intricately explores the dynamic interplay between social spaces, social institutions, and communal challenges within the context of housing architecture. Communities inherently establish various associations reflecting diverse needs and aspirations, which in turn cultivate unique communal spaces that serve as focal points for engagement and cultural expression. Such spaces, which are based on regular congregations around distinctive landmarks or lush greenery, significantly contribute to the social fabric of neighborhoods.

The architectural design of housing has a significant impact on these communal areas, creating environments where residents can converge for a variety of activities.

New housing developments, particularly row houses, present an opportunity to reimagine and repurpose communal areas such as courtyards, transforming them from mere transitional spaces into vibrant hubs of community life. While these areas have been underutilized or repurposed for practical needs like parking, they hold the potential to be revitalized into communal gardens or small-scale agricultural zones, thereby sustaining urban farming traditions on a small scale. This trend will minimize the existence of social spaces and decrease the sense of belonging to them.

The housing development posed other problems for the original community. Since there are residents relocated from the inner city, there is an inheritance of culture and habits among the native members of the community. This results in the spread of peculiar social problems like begging, suicide, prostitution, addiction, etc., and the environment is also polluted by plastics and other waste they drop off.

On the other hand, a deeper observation shows that the integration of residents from diverse backgrounds into these new developments presents a unique opportunity for cultural exchange and the enrichment of community life. While this amalgamation may initially surface social challenges, it also sets the stage for a melting pot of traditions, ideas, and practices that can enhance community resilience and cohesion.

Job Opportunity and Enhanced Living through Housing Development

The recent implementation of a housing development initiative has ignited a profound and sweeping wave of change within the local community. By strategically investing in the expansion and enhancement of residential infrastructure, this initiative has acted as a catalyst for a surge in job creation and income opportunities, breathing new life into the economic landscape. The resultant surge in employment not only addresses immediate housing needs but also lays the groundwork for sustainable economic growth, promising a brighter future for residents. Moreover, beyond the tangible benefits of job creation, the initiative has ushered in a paradigm shift in the community's well-being. It marks the dawn of a new era characterized by heightened prosperity and elevated living standards, as access to quality housing becomes more widespread. This transformative process extends beyond mere physical restructuring; it represents a holistic revitalization, encompassing economic empowerment and social upliftment. Through this lens,

the housing development initiative emerges as a beacon of hope, symbolizing the collective resilience and determination of the community to carve out a better tomorrow for itself.

Diversification of employment opportunities

The advent of condominium housing marks a pivotal moment in the evolution of the local job market, heralding a significant diversification of employment opportunities for community members. With the introduction of this modern living arrangement, individuals have been presented with a spectrum of novel vocations to explore and excel in. This newfound diversity in job prospects has proven particularly advantageous for those who have embraced the shifting landscape, adeptly leveraging it to bolster their livelihoods and pursue newfound passions.

In response to the changing dynamics, residents have exhibited remarkable adaptability, seamlessly transitioning into roles that cater to the unique needs of condominium living. Among these roles, providing essential home-to-home services has emerged as a cornerstone of the evolving employment landscape. Tasks such as cooking, laundry, and domestic assistance have become integral components of daily life within condominium complexes, with residents stepping up to fulfill these needs for their neighbors.

This shift not only underscores the community's resilience and resourcefulness but also signifies the emergence of a service-oriented local economy. Through their entrepreneurial spirit and willingness to meet the demands of their fellow residents, individuals have catalyzed the development of a vibrant ecosystem centered around mutual support and interdependence. As community members actively engage in providing and receiving essential services, bonds of solidarity are strengthened, fostering a sense of unity and cohesion within the neighborhood.

In essence, the diversification of employment opportunities spurred by the introduction of condominium housing represents more than just a shift in the job market; it embodies a broader transformation towards a service-oriented economy. By embracing this evolution and harnessing the collective talents of its residents, the community not only adapts to change but also thrives, paving the way for a more interconnected and resilient future.

Enhanced Income through Multifaceted Assets

The implementation of a strategic asset allocation strategy, encompassing condominium units, land parcels, and commercial spaces, has yielded a significant uptick in income for residents within the community. Among the beneficiaries are those who have been granted expansive 500-square-meter plots, a resource they've ingeniously leveraged not only for residential purposes but also as a multifaceted source of revenue generation. These astute individuals have embraced the concept of urban agriculture, engaging in activities such as dairy farming to capitalize on their proximity to their urban clientele. By cultivating fresh produce directly on their land, they've established a direct pipeline to the condominium residents, ensuring a consistent income stream from the sale of locally sourced goods.

Furthermore, the inclusion of ground-floor commercial spaces as an integral component of the condominium design has unlocked a plethora of opportunities for retail and small-scale business ventures. This architectural foresight has empowered residents to venture into entrepreneurship right at their doorstep, transforming these ground-level areas into vibrant marketplaces that cater not only to the immediate community but also to the broader neighborhood. This dual-purpose utilization not only enhances convenience for residents but also generates substantial rental income, thereby bolstering their overall financial stability.

In essence, the strategic allocation and utilization of multifaceted assets within the community have not only diversified income streams but have also fostered a culture of entrepreneurship and innovation. By capitalizing on the unique characteristics of their surroundings, residents have unlocked new avenues for economic prosperity, laying the foundation for sustained growth and resilience within the community.

Financial Empowerment through Comprehensive Compensation

The implementation of a comprehensive compensation approach, which includes various forms of remuneration such as housing, land, commercial space, and monetary benefits, has proven to be a transformative force in enhancing the economic well-being of the community. This multifaceted strategy goes beyond traditional forms of compensation, offering residents a holistic package that addresses both immediate financial needs and long-term security concerns.

By providing residents with housing options tailored to their needs, the compensation approach ensures not only shelter but also a sense of stability and belonging within the community. Additionally, the allocation of land parcels offers residents the opportunity to cultivate additional income streams through agricultural activities or property development, further diversifying their financial portfolio.

Furthermore, the provision of commercial space within the community empowers residents to explore entrepreneurial ventures, fostering a culture of innovation and self-reliance. These ground-floor establishments not only serve the needs of residents but also attract customers from the surrounding areas, contributing to the vibrancy and economic resilience of the community.

In addition to tangible assets, the inclusion of monetary compensation adds another layer of financial security for residents. Whether through direct payments or investment opportunities, this monetary component provides residents with flexibility to address immediate financial needs while also planning for the future.

Overall, the comprehensive compensation approach has elevated the economic status of the community, providing residents with a solid foundation upon which to build their financial futures. With multiple streams of income and assets at their disposal, residents find themselves better equipped to navigate economic challenges and pursue opportunities for growth and prosperity.

Positive community transformation

The impact of the new development transcends mere physical structures, encompassing a comprehensive transformation that has elevated the quality of life and economic prosperity within the community. This paradigm shift is evidenced by the transition from a predominantly agricultural-based livelihood to a more diversified and urban-centric economy, marking a pivotal moment in the community's evolution. Importantly, this transition has not eroded the rich cultural heritage of the community; instead, it has served to enhance and preserve it, fostering a harmonious blend of traditional practices with newfound opportunities.

At its core, the housing development initiative has acted as a catalyst for profound positive change, catalyzing economic empowerment and fostering a renewed sense of community spirit. By embracing the opportunities afforded by the development, residents have proactively engaged in shaping their own futures, leading to tangible improvements in their living standards and overall well-being. This proactive approach serves as a testament to the community's resilience and adaptability, showcasing a successful model of community-driven economic development and urban renewal.

In essence, the positive community transformation brought about by the housing development initiative stands as a shining example of the potential for holistic and sustainable growth. Through a combination of strategic planning, community engagement, and a steadfast commitment to preserving cultural heritage, the community has unlocked new pathways for prosperity while preserving the essence of what makes it unique. As the community continues to thrive and evolve, it serves as an inspiring beacon of hope for other regions seeking to achieve similar levels of success and vitality.

CHAPTER FIVE

5. SUMMARY OF FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

5.1 Summary of findings

The findings of this research reveal a significant transformation in the livelihoods and living conditions of farmers following the appropriation of agricultural land for the Koye Feche Condominium project.

5.1.1 Livelihood of Farmers Before Land Expropriation

Before the land expropriation process, the livelihoods of farmers in the Koye Feche area were embedded within a well-integrated socio-economic and environmental framework. The findings from surveys, interviews, and focus group discussions reveal that traditional community institutions such as *Edir*, *Ekub*, and *Mahber* were instrumental in fostering social cohesion and economic resilience. These institutions provided informal systems of credit, labor sharing, and mutual assistance, reinforcing a deep sense of community interdependence.

Agriculture served as the cornerstone of economic life for the vast majority of respondents. Over 80 percent of the farmers depended on mixed farming activities, including crop cultivation, livestock rearing, and apiculture, to secure both income and food. This aligns with previous literature, which highlights the multi-dimensional role of agriculture in ensuring rural livelihood sustainability.

In terms of spatial organization, housing arrangements were multifunctional. Homes were typically constructed using indigenous materials and were designed to accommodate both residential and productive functions. Approximately 78 percent of households utilized their compound spaces for food processing, poultry keeping, and small-scale cultivation, thus creating a synergy between domestic and economic activities. Despite limited access to modern services such as healthcare and education, the community had adapted effectively to its rural context, drawing upon traditional knowledge systems and practices for its survival and continuity.

This characterization of livelihoods before expropriation fulfills the first specific objective of the study, which sought to describe the social, economic, environmental, and spatial dimensions of farmers' lives prior to their displacement.

5.1.2 *Effect of Change*

The transformation brought about by land expropriation and subsequent resettlement significantly disrupted the traditional agrarian lifestyle of the affected farmers. The relocation to condominium housing severed the population's direct access to agricultural land, forcing a shift from agrarian-based employment to urban informal economic activities. Many respondents reported that they were compelled to engage in informal trading, wage labor in the construction sector, or service-related jobs, despite a general lack of adequate skills and training. This transition often resulted in economic vulnerability and uncertainty.

Socially, the disruption of traditional community networks diminished long-standing mechanisms of mutual support. The weakening of these institutions led to increased psychological stress, social fragmentation, and the erosion of collective identity. Environmentally, the shift from rural to urban settings introduced new challenges. Although 84 percent of respondents acknowledged improved access to piped water, 65 percent also reported the emergence of environmental issues such as the accumulation of plastic waste, traffic-related noise, and pollution. The absence of proper drainage and sanitation infrastructure in some condominium areas was identified as a factor that adversely affected health and hygiene conditions.

These findings underscore the dual nature of urban resettlement. While it offers certain infrastructural improvements, it also fragments established socio-economic systems and exacerbates environmental vulnerabilities. The empirical observations correspond with theoretical insights in the literature, which emphasize that development-induced displacement often results in a decline of both natural and social capital, particularly when relocation is poorly integrated with livelihood restoration strategies.

In response to these findings, urban development policies should incorporate more inclusive livelihood recovery programs, particularly those that support the reintegration of social networks

and the provision of space for informal economic activities. Similarly, housing designs in future developments should consider layouts that support small-scale agriculture and communal gathering to enhance the social and economic adaptability of displaced populations.

This section satisfies the second specific objective of the study, which aimed to assess the socio-economic and environmental impacts of land appropriation on the affected farming community.

5.1.3 *Coping Mechanism with Change*

In the aftermath of displacement, affected households adopted various coping strategies to mitigate the economic and social shocks associated with their transition to an urban setting. Many of the farmers diversified their sources of income by engaging in informal trade, initiating small-scale businesses, and participating in urban agriculture on the limited land surrounding the condominium compounds. These adaptive measures served as critical buffers, especially in the absence of stable employment opportunities.

In terms of social adaptation, displaced individuals attempted to rebuild communal bonds through the establishment of new associations within the condominium environment. However, these newly formed social structures often lacked the depth and effectiveness of traditional rural institutions, thereby limiting their capacity to function as strong safety nets.

Some families utilized the compensation received during resettlement to invest in vocational training, education for their children, or small entrepreneurial ventures. Additionally, the restructuring of family roles became a notable adaptation strategy, with more women and younger family members contributing to household income generation.

The coping mechanisms documented in this study reflect the resilience and agency of displaced populations but also highlight the need for external support mechanisms to ensure sustainable adaptation. Livelihood restoration programs, skills training, and financial inclusion strategies could play a significant role in enhancing the adaptive capacity of communities undergoing such socio-economic transformations.

This analysis corresponds with the third specific objective of the study, which was to investigate the coping mechanisms and adaptive strategies employed by farmers following the loss of their agricultural land due to urban expansion.

5.1.4 *Compensation and Resettlement*

In line with the second specific research objective, which aimed to assess the impact of land appropriation on the livelihoods of displaced farmers, this section evaluates the compensation and resettlement mechanisms implemented for affected households in the Koye Feche area. The compensation strategies employed included monetary payments, alternative land allocation, and the provision of condominium housing units. Although these interventions were intended to mitigate the adverse effects of land expropriation, the empirical findings suggest a misalignment between compensation schemes and the socio-economic realities of the farming community.

Monetary compensation was distributed based on estimated market values of the appropriated land, with the amounts ranging from as low as 11,594.15 Ethiopian Birr to as high as 2,971,292.50 Ethiopian Birr. Despite the apparent range in compensation, many farmers expressed concerns regarding the fairness and adequacy of these amounts. The financial payments often failed to reflect the true livelihood value of the land, particularly when considering long-term agricultural productivity, cultural significance, and the intergenerational nature of land ownership.

In addition to individual compensation, the program introduced a collective enterprise initiative. Groups of ten farmers were encouraged to form cooperatives and submit business proposals for alternative ventures. Upon approval, each group was granted 1 million Ethiopian Birr, supplemented by a 1 million Birr loan, and was allocated workspace to pursue income-generating activities. These ventures predominantly focused on cattle breeding, woodworking, and metalworking. While this model aimed to promote entrepreneurial adaptation, its success was uneven and depended on prior experience, management capacity, and access to markets.

Alternative land plots were also offered to some farmers. However, the suitability and size of the land provided varied significantly. Ranging from 105 to 500 square meters, these plots were considerably smaller than the farmers' original holdings, limiting the feasibility of continuing

traditional agricultural practices. Many respondents noted that such downsizing restricted their ability to raise livestock or cultivate staple crops, thereby undermining the continuity of their agrarian lifestyle.

The provision of housing units in newly constructed condominiums constituted another pillar of the resettlement package. Farmers received units ranging from one to three bedrooms. These housing units, although equipped with improved infrastructure and amenities, introduced a profound shift in lifestyle. For many farmers, the transition to urban living presented challenges such as disorientation, spatial confinement, and a loss of autonomy. While the new dwellings offered better access to services like water, electricity, and sanitation, they were ill-suited for activities integral to the rural way of life, such as animal husbandry or home-based food production.

Collectively, these findings reveal that while compensation and resettlement strategies did address immediate housing and income needs, they fell short of offering sustainable, culturally appropriate, and economically viable alternatives to traditional farming livelihoods. The compensation mechanisms lacked contextual sensitivity to the farmers' pre-existing ways of life, thereby contributing to further socio-economic vulnerability in the post-resettlement phase.

5.1.5 *Job Opportunities*

This section addresses both the second and third specific research objectives by evaluating the shift in employment opportunities and the adaptation of farmers to new urban economic conditions following the expropriation of their land.

The development of the Koye Feche condominium project spurred a surge in job creation, particularly during the construction and operational phases. Affected farmers were offered employment in construction, security, maintenance, and administration. This shift from agrarian self-employment to wage labor marked a significant transformation in the local labor market and household income structures.

Job opportunities provided a means of livelihood restoration for many displaced farmers, allowing them to maintain economic activity and support their families. The variety of available

roles, from unskilled laborers to skilled craftsmen and technicians offered potential pathways for re-skilling and career progression. Additionally, the demand for services generated by the new urban settlement, including transportation, retail, and hospitality, gave rise to ancillary economic activities that contributed to the informal economy.

However, the transition to non-agricultural work was not without challenges. Many farmers lacked the technical skills or educational background required for stable urban employment, which limited their ability to compete for well-paying positions. As a result, a significant proportion of the affected population remained confined to low-wage, informal jobs with little job security or opportunity for advancement. Moreover, the psychological and cultural adaptation to new work routines and environments often added further strain.

Despite these obstacles, the creation of new jobs has been a critical component of the coping mechanisms adopted by resettled communities. Employment opportunities, though unevenly distributed, have enabled some households to stabilize their income and pursue modest improvements in their living conditions. Nevertheless, sustainable reintegration into the urban labor force will require continued investment in vocational training, financial inclusion, and access to formal job markets.

These findings underscore the importance of viewing job creation not merely as an economic output of urban development, but as a fundamental component of livelihood transformation. Aligning employment initiatives with the needs and capabilities of formerly agrarian populations is essential for achieving equitable and inclusive urban transitions.

5.1.6 *Infrastructure Development*

In relation to the second and third specific objectives, which explore the impacts of land expropriation on farmers' livelihoods and examine coping strategies—this study finds that the Koye Feche Condominium Project represents a comprehensive transformation of urban infrastructure. The project introduced new roads, utilities, and public facilities, aiming to enhance the accessibility, mobility, and service provision within the area. For many displaced farmers, improved access to markets and services contributed to marginal economic integration into the urban system.

The enhanced road network has facilitated the movement of goods and people, allowing farmers involved in urban or peri-urban agriculture to transport their produce more efficiently. This shift has indirectly supported coping strategies by improving the logistics of informal vending and small-scale commercial activities. Moreover, the provision of health, education, and recreational services contributed positively to community welfare, albeit with varying levels of access and satisfaction. Thus, infrastructure development, while not directly replacing lost livelihoods, served as a secondary platform enabling economic re-engagement and social adjustment.

5.1.7 *Urbanization and Market Access*

Aligned with the second objective of the research, the study finds that urbanization has brought about significant shifts in farmers' access to markets. Proximity to urban centers has enabled a number of relocated households to reposition themselves economically by leveraging new market dynamics. Farmers who engage in urban agriculture or trading now operate within expanded consumer networks, leading to increased exposure to commercial activity.

The urban setting has also opened avenues for income diversification, as market access allows farmers to shift from subsistence models to more commercially oriented production. This transformation underscores the growing interdependence between rural and urban economies, a phenomenon that has the potential to generate shared prosperity. However, the degree of benefit from this market integration is contingent upon individual adaptive capacity, available capital, and institutional support.

5.1.8 *Reluctance to Transition to Condominium Living*

The first and second objectives are reflected in farmers' reluctance to adapt to condominium life, which stems from stark incompatibility between their agrarian traditions and urban housing models. The cultural and functional disconnect between rural and urban lifestyles is profound. Farmers have expressed discomfort and resistance to the limitations of urban living, particularly the inability to perform agricultural activities, raise livestock, or maintain social rituals that were deeply rooted in their previous rural context.

This reluctance illustrates the extent to which land expropriation disrupted not just economic routines but entire ways of life. The loss of land translated into the loss of identity, autonomy, and cultural continuity, key components of rural livelihoods that were largely disregarded in the resettlement process.

5.1.9 *Financial Challenges Associated with New Housing*

In accordance with the second research objective, many displaced households reported financial hardship following relocation. Condominium units, while physically upgraded, were often handed over without essential finishing work. Respondents cited challenges related to plumbing, flooring, electrical systems, and sanitation. The financial burden of completing these units fell heavily on farmers who had already lost their primary source of income.

This situation exacerbated economic vulnerability and contributed to dissatisfaction with the resettlement program. The cost of adapting to urban life combined with the lack of sufficient livelihood recovery measures placed undue strain on households and revealed systemic shortcomings in the compensation model.

5.1.10 *Dissatisfaction with New Living Conditions*

Also under the second objective, the data shows that a considerable number of resettled farmers expressed dissatisfaction with the new living arrangements. Complaints centered on the design, functionality, and management of the condominium complexes. Issues such as overcrowding, inadequate services, lack of privacy, and weak maintenance systems undermined residents' quality of life.

The inability of the new housing model to accommodate rural routines and preferences reveals that the resettlement process did not fully consider the socio-cultural dimensions of displacement. This gap between policy design and practical experience continues to affect the well-being and settlement satisfaction of many affected households.

5.1.11 *Struggle to Adapt to Non-Agricultural Urban Lifestyle*

This challenge, clearly linked to the third objective, highlights the socio-psychological stress of transitioning from a rural, land-based economy to a non-agricultural urban setting. Many respondents experienced difficulty adjusting to the pace, structure, and social norms of urban life. The shift entailed the loss of traditional identities, values, and community dynamics that were central to rural life.

The adaptation struggle is not solely economic—it encompasses emotional, cultural, and social elements. The failure to fully transition has led some residents to sell their units and attempt to return to rural areas or informal settlements, underscoring the limitations of resettlement as a sustainable solution without parallel cultural and economic integration efforts.

5.1.12 *Lifestyle Incompatibility*

Aligned with both the first and third objectives, this theme reflects the dissonance between the agrarian lifestyle of displaced farmers and the structure of urban condominium living. The condominiums were not designed with rural livelihoods in mind. Activities such as cultivation, animal husbandry, and cooperative labor were no longer feasible, leaving many residents feeling alienated and idle.

The incompatibility extended to daily routines, household dynamics, and space usage. Without land or access to open areas, many families were unable to replicate the social and productive functions that once defined their rural homes.

5.1.13 *Denial of Change vs. Acceptance of Reality*

In relation to the third objective, the study observes a psychological process wherein displaced farmers initially resisted the new environment, only to gradually develop forms of acceptance. This shift often emerged through shared experience and adaptation within the condominium community. Over time, some residents acknowledged improvements such as access to education or urban amenities, despite their initial sense of loss and dislocation.

This duality between denial and reluctant acceptance illustrates the complexity of long-term adaptation. While some have managed to integrate aspects of their new lives, others remain emotionally tethered to their former rural existence.

5.1.14 *Diversification of Livelihoods*

A key coping mechanism identified under the third objective is the diversification of income sources. With agriculture no longer viable, many farmers ventured into construction work, retail trade, informal services, and microenterprises. This shift was driven by necessity and characterized by flexibility and creativity.

Entrepreneurial activities became a survival strategy, with households leveraging whatever skills or resources they had to establish informal businesses. This diversification illustrates the resilience of the affected population and the capacity to reconstruct livelihoods under new urban constraints.

5.1.15 *Participation in Urban Agriculture*

Another coping response observed under the third objective is the adaptation of traditional practices into urban forms. Some residents cultivated small gardens in condominium compounds or participated in community-based green spaces. Urban agriculture has become both a psychological anchor to rural identity and a means of supplementing household food supplies and income.

Though constrained by limited space, such efforts reflect a continuity of agrarian values and practices, even in urban contexts. They also highlight the adaptability of displaced farmers in transforming their skills to suit new environments.

5.1.16 *Employment in the Urban Sector*

Closely tied to the third research objective, employment in the urban sector emerged as a primary coping mechanism. Many former farmers entered the urban labor market, taking on roles in construction, transportation, domestic services, and retail. These jobs, though often low-paying and informal, provided immediate sources of income for survival.

This transition required a significant cultural and functional adjustment, as farmers moved from autonomous agricultural work to wage-based employment in unfamiliar sectors. Nevertheless, their ability to repose themselves within the urban economy reflects both hardship and adaptability.

5.1.17 *Support from the Government*

Supportive measures introduced by the government also align with the third objective, focusing on livelihood recovery and social integration. Government assistance included grants and loans for small-scale agricultural and enterprise activities. In particular, the initiative encouraging farmers to organize into groups of ten and engage in ventures such as cattle breeding and metalworking provided a structured platform for collaborative adaptation.

Such support proved essential in helping farmers re-establish economic routines and mitigate the losses associated with expropriation. However, the sustainability of these efforts depends on continued capacity building, technical support, and access to markets.

5.2 Conclusions

The transition from rural agrarian life to peri-urban existence in Koye Feche has produced a complex and uneven impact on farmers' livelihoods. Based on data gathered through surveys, interviews, and focus group discussions, farmers expressed a mix of loss, adaptation, and cautious optimism. While the emotional burden of losing farmland and traditional routines remains significant especially among older respondents there are tangible signs of livelihood transformation and partial recovery grounded in the sustainable livelihood framework.

Human capital has improved in some respects. A majority of respondents reported better access to healthcare services and educational facilities, a shift attributed to proximity to urban infrastructure. Farmers mentioned that previously distant services are now available within walking or short commuting distance. For example, 68% of respondents indicated they now use health services regularly, compared to only 27% prior to resettlement. Educational access, particularly for children, has expanded through public and private school options in the urban setting.

Physical and financial capital development is also evident. The transition has improved transportation infrastructure, enabling easier mobility to markets and employment centers. About 72% of respondents cited improved road connectivity and public transportation services. Moreover, 87% of households have diversified their income sources, with many entering construction, daily labor, retail, or running micro-enterprises such as small shops or informal food businesses (e.g., Tella and Arke). While only a minority continue full-time farming, some families still maintain urban gardens or raise livestock in limited capacities, reflecting resilience and retention of agrarian identity.

Despite these gains, economic vulnerability persists. While most households now report at least one income source, the stability and sufficiency of that income vary widely. Many respondents highlighted that urban jobs are inconsistent or low-paying, and income volatility remains a key concern. The shift away from agriculture has not been equally beneficial to all; older farmers and those lacking marketable skills expressed greater hardship adapting to the new economic landscape. For them, livelihood sustainability remains fragile.

The notion of "being economically well" must thus be nuanced: some farmers have achieved moderate improvements in income and living standards, particularly younger and more adaptable

households. Others, especially the elderly and those with fewer social or educational assets face ongoing precarity, despite access to compensation and new infrastructure. As such, the socio-economic outcome of urbanization is mixed.

The demographic shift away from farming is indeed a significant transformation. Whether this shift is “better or worse” depends on household-specific variables: younger families with higher human capital have benefited more, while others have struggled. This indicates that urbanization has produced both winners and losers within the community.

In conclusion, while the farmers of Koye Feche have demonstrated notable adaptability and resilience, the long-term sustainability of their livelihoods is contingent on continued support, skill-building, and inclusive urban development planning. The transition has opened new opportunities but also exposed gaps in capacity and support structures, underscoring the importance of nuanced, targeted interventions to ensure that no group is left behind.

5.3 Recommendations

Given the complexities and diverging perspectives on the compensation provided to farmers affected by peri-urbanization, it is essential to formulate recommendations that address both the farmers' concerns and the broader objectives of urban development. Here are some recommendations, considering the impact of peri-urbanization on the farmers who originally inhabited the area:

Comprehensive Needs Assessment: Conduct a thorough needs assessment that actively involves the affected farmers in identifying their specific needs, skills, and preferences. This will help tailor compensation packages more closely to individual and community requirements, ensuring that they are both acceptable and beneficial.

Flexible Compensation Packages: Develop flexible compensation packages that offer a variety of options to suit different needs and aspirations. This could include a combination of housing, financial support, vocational training, and opportunities for alternative livelihoods, such as cattle breeding, woodworking, or metalworking, as preferred by the farmers. This will help the government use the money for other places where new development will be held without overloading compensation one on top of the other.

Skill Development and Training: Implement skill development and training programs to equip farmers with new skills that are relevant to urban living and alternative livelihoods. This can facilitate their transition to new occupations and enhance their adaptability to changing circumstances.

Community Engagement and Participation: Foster the active participation and engagement of the affected farmers in decision-making processes related to urban development projects. This can help build trust, foster a sense of ownership, and ensure that their voices are heard and considered in the planning and implementation stages.

Monitoring and Evaluation: Establish a robust monitoring and evaluation framework to regularly assess the impact of peri-urbanization on the affected farmers and adjust compensation

and support mechanisms accordingly. This will help identify any gaps or shortcomings in the current approach and enable timely interventions to address emerging challenges.

Counseling: Counseling services are essential for the farmers, as many of them lack the requisite knowledge and skills to effectively manage and allocate their compensation funds. This deficiency in financial management appears to be a significant contributing factor to their dissatisfaction with the new development initiatives. Had the farmers received comprehensive counseling on financial planning and investment strategies, coupled with guidance on identifying their strengths, capabilities, and areas of expertise, they could have made more informed and strategic decisions. By investing in and leveraging their specific skills and interests, the farmers would likely have been better equipped to capitalize on opportunities and navigate the challenges associated with the transition to new development projects. Therefore, counseling services are imperative for enhancing their financial literacy, decision-making abilities, and overall effectiveness in adapting to and benefiting from the new development initiatives.

Cultural and Social Integration: Promote cultural and social integration initiatives that facilitate the integration of the affected farmers into the new urban communities. This can help preserve their cultural identity, foster social cohesion, and minimize potential social conflicts arising from the influx of new residents.

In conclusion, addressing the impact of peri-urbanization on farmers requires a holistic and participatory approach that considers their unique needs, skills, and aspirations. By implementing the above recommendations, urban development projects can ensure more equitable, inclusive, and sustainable outcomes for the affected farmers, facilitating their successful transition to new living conditions and livelihood opportunities.

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Appendix: I Survey Questionnaire

ክፍል 1፡ የቤተሰብ መግለጫ

- (1) ስም _____
- (2) ቤቱ የሚገኝበት ቀጠና (ዞን)፡- _____
- (3) የአካባቢው /የሰፈሩ ልዩ ስም፡ _____
- (4) የቤተሰብ ብዛት ድምር 1. ወንድ _____ 2. ሴት _____
- (5) ድሮ የሚኖሩበት ቦታ ? 1. አዚሁ ኮዩ ፈጭ 2. ከዚህ ሰፈር ውጭ _____
- (6) ለልማት የሚውል ተወስዶባቸዋል? 1. አዎ 2. አልተወሰደብኝም
- (7) መልሱ አዎ ከሆነ፡ 1. የመኖሪያ ቤት 2. የግብርና መሬት 3. የግጥሽ መሬት 4. የተለያዩ አርባታ የሚደርግበት መሬት 5. 1_2 6. 1_3 7. 1_4 8. 2_3 9. 2_4
10. 1_2_3 11. 1_2_3_4
- (8) ለተወሰደባቸው መሬት ተገቢውን ካሳ አግኝታቸዋል? 1. አዎ 2. አላገኘሁም
- (9) መልሱ አዎ ከሆነ፡ ያገኙት ካሳ ምን ያህል ነው? -----
- (10) ከንዶሚኒየሙ ከመሰራቱ በፊት ከመንግስት አካል ያማከራቹ ሰው ነበር? 1. አዎ 2. ማንም አላማከረንም

(11) ኮንዶሚኒየም ደርሱዋችሁዋል ? 1. አዎ 2. አልደረሰኝም

(12) ባለ ስንት መኝታ? 1. ባለ 1 መኝታ 2. ባለ 2 መኝታ 3. ባለ 3 መኝታ 4. ባለ 4 መኝታ

(13) ስንተኛ ወለል ላይ? 1. መሬት ላይ 2. 1 ላይ 3. 2ተኛ ላይ 4. 3ተኛ ላይ 5. 4ተኛ ላይ 6. 5ተኛ ላይ 7. 6ተኛ ላይ 8. 7ተኛ ላይ 9. ከ7 ወለል በላይ

(14) መሬት ላይ ባለ ስንት ካሬ ተሰጥቶባቸዋል? 1. 500ካሬ 2. 375ካሬ 3. 105ካሬ 4. 75ካሬ 5. 75ካሬ በታች

ክፍል 2፡ የቤተሰብ መግለጫ

	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)
ስም	በቤተሰብ ውስጥ ያለ	ፆታ	የጋብቻ ሁኔታ	አካል/ አእምሮ ጉዳት አይነት	የቀድሞ የስራ ሁኔታ	የአሁን የስራ ሁኔታ	ስራ ላለማግኘት የቀረቡ ምክንያቶች	የትምህርት ደረጃ ወይም ክህሎት	ቀድሞ ወደ ስራ ሲኬድ የሚያዝ ትራንስፖርት	አሁን ወደ ስራ ሲኬድ የሚያዝ ትራንስፖርት	ቀድሞ ወደ ስራ ሲኬድ የሚፈጀው ግዜ	አሁን ወደ ስራ ሲኬድ የሚፈጀው ግዜ	ሀይማኖት

1. የቤተሰብ ሀላፊ ወንድ	1. ወንድ	1. አላገባሁም	1. የለም	1. ግብርና	1. ግብርና	1. ቀጣሪ ማጣት	1. ያልተማረ	1. በእግር ጉዞ	1. እግር ጉዞ	1. ከ10 ደቂቃ ያነሰ	1. ከ10 ደቂቃ ያነሰ	1. የለም
2. የቤተሰብ ሀላፊ ሴት	2. ሴት	2. አግብቻለሁ	2. የአእምሮ 3. የእይታ	2. የወተት ላም ማርባት	2. የወተት ላም ማርባት	2. የክህሎት ማነስ	2. ማንባብና መጻፍ የሚችል	2. ባለሁለት እግር ተሽከርካሪ	2. ለሁለት እግር ተሽከርካሪ	2. ከ10-30 ደቂቃ	2. ከ10-30 ደቂቃ	2. አርቶዶክስ
3. የሁለቱም የቤተሰብ ሀላፊዎች ልጅ		3. ተፋትቻለሁ	4. የሞስማት	3. የአርድ በፊዎች ማርባት	3. የአርድ በፊዎች ማርባት	3. የስራ ቦታ ርቀት	3. አንደኛ ደረጃ (ከ1-4)	3. ባጃጅ	3. ባጃጅ	3. ከ30-60 ደቂቃ	3. ከ30-60 ደቂቃ	3. ሙስሊም
4. የየቤተሰብ ሀላፊ ባለቤት እናት ወይም አባት		4. ባለቤቴ የሞተችብኝ/ ተብኝ	5. የመናገር	4. ዶሮ ማርባት	4. ንብ ማርባት	4. የስራ ቦታ አለማግኘት	4. አንደኛ ደረጃ (4-8)	4. አውቶቡስ	4. አውቶቡስ	4. ከ60 ደቂቃ በላይ	4. ከ60 ደቂቃ በላይ	4. ፕሮቴስታንት
5. ሌሎች ዘመዶች			6. የእጅ አና የእግር	5. የመናገር	5. ንብ ማርባት	5. የአካል ጉዳት	5. ሁለተኛ ደረጃ (9-10)	5. ኮንትራት ባጃጅ	5. ኮንትራት ባጃጅ	5. ከ60 ደቂቃ በላይ	5. ከ60 ደቂቃ በላይ	5. ካቶሊክ
6. ዝምድና የሌላቸው			7. ሌሎች	6. የሀይማኖት ተቋም	6. የሀይማኖት ተቋም	6. የትምህርት ደረጃ በቂ አለመሆን	6. መሰናዶ (11-12)	6. ታክሲ	6. ታክሲ	6. ከ60 ደቂቃ በላይ	6. ከ60 ደቂቃ በላይ	6. ሌላ
				7.1,2,3	7.1,2,3	7. ሀመም	7. ቴክኒክና ሙያ	7. ጋሪ	7. ጋሪ			
				8. ሌላ ስራ	8. ሌላ ስራ	8. ሌሎች	8. የልዩ ስልጠና ሰርተፊኬት	8. ባቡር	8. ባቡር			
						7. መደበኛ የመንግስት ተቀጣሪ	9. ዲፕሎማ	9. ሌሎች	9. ሌሎች			
						8. የግል ተቀጣሪ የራስ ስራ	10. የመጀመሪያ ዲግሪ					
						9. ጡረተኛ	11. ሁለተኛ ዲግሪ					
						10. ያልተቀጠረ	12. ሌሎች					

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ክፍል 3 : ቤተሰቡ የሚጠቀምባቸው አገልግሎቶች

ተ.ቁ	አገልግሎት	የቀድሞ የአገልግሎት ሰጪው ድርጅት ስም	የአሁን የአገልግሎት ሰጪው ድርጅት ስም	የቀድሞ አገልግሎት አቅራቢ	የቀድሞ አገልግሎት አቅራቢ	ቀድሞ ወደ አገልግሎቱ ለመሄድ የትራንስፖርት አይነት	አሁን ወደ አገልግሎቱ ለመሄድ የትራንስፖርት አይነት	የቀድሞ የጉዞ ጊዜ	የአሁን የጉዞ ጊዜ	ቀድሞ በየሰዓት ጊዜው ይካሄዳል	አሁን በየሰዓት ጊዜው ይካሄዳል
		1. የድርጅቱ ን ስም	1. የድርጅቱን ስም	1. የመንግስት 2. የግል 3. ሙ.ያ.ድ (N.G.O) 4. የሀይማኖት ድርጅት	1. የመንግስት 2. የግል 3. ሙ.ያ.ድ (N.G.O) 4. የሀይማኖት ድርጅት	1. በእግር ጉዞ 2. ሳይክል 3. ባለሰላት እግር ተሽከርካሪ 4. አውቶቡስ	1. በእግር ጉዞ 2. ሳይክል 3. ባለሰላት እግር ተሽከርካሪ 4. አውቶቡስ	1. ከአስር ደቂቃ ያነሰ 2. ከ10-30 ደቂቃ 3. ከ30-60 ደቂቃ	1. ከአስር ደቂቃ ያነሰ 2. ከ10-30 ደቂቃ 3. ከ30-60 ደቂቃ	1. በየቀኑ 2. በስራ ቀናት 3. በሳምንት መጨረሻ እረፍት ቀናት 4. አልፎ አልፎ	1. በየቀኑ 2. በስራ ቀናት 3. በሳምንት መጨረሻ እረፍት ቀናት 4. አልፎ አልፎ

				5. የአካባቢው ማህበረሰብ 6. ሌሎች	5.የአካባቢው ማህበረሰብ 6.ሌሎች	5. ኮንትራት ባጃጅ 6. ታክሲ 7. ጋሪ 8. ባቡር 9. ሌሎች	5.ኮንትራት ባጃጅ 6.ታክሲ 7. ጋሪ 8. ባቡር 9. ሌሎች	4. ከ60 ደቂቃ በላይ	4.ከ60 ደቂቃ በላይ	5. በጣም አልፎ አልፎ 6. በህመም ጊዜ	5. በጣም አልፎ አልፎ 6. በህመም ጊዜ
28-35	መዋጃለ ህጻናት										
36-43	አንደኛ ደረጃ										
44-51	መሰናዶ										
52-59	የግል ክሊኒክ										
	ጤና ጣቢያ										
60_67	ሆስፒታል										
68-75	በህላዊ ህክምና										
76-83	ጉሊት										
84-91	የአምልኮ ስፍራ (ቤተክርስቲያን፣ መስጊድ ፣ ወዘተ ...)										
92-99	ማህበራዊ ቦታዎች (እድር፣ ወጣቶች ማዕከል ወዘተ.										
100-107	ስፖርት ቦታዎች፣ መዝናኛ ቦታዎች ፣ በኣላት ማክበሪያ ቦታዎች										

108-115	ፖሊስ										
116-123	ወፍጮ ቤት										

ክፍል 4፡ የወረዳ አስተዳደር

(124) ይህ ቤተሰብ ከዚህ ወረዳ ያገኙ **የነበሩት** አገልግሎቶች የትኞቹ ናቸው?

- ☐ (1) የነዋሪነት መታወቂያ ካርድ
 ☐ (5) የጋራ መፀዳጃ
 ☐ (9) የሴቶች ማህበር
- ☐ (2) የማህበራዊ ሸንጎ
 ☐ (6) የአነስተኛ ብድር አቅርቦት
 ☐ (10) ሌሎች ካሉ ጥቀስ
- ☐ (3)የጤና አገልግሎት
 ☐ (7) የማህበራዊ አገልግሎት ተቋማት (አድር፣ አቁብ፣ ሌሎች)
- ☐ (4) የትምህርት ድጋፍ
 ☐ (8) አንድ ለአምስት መደራጀት

(125) ይህ ቤተሰብ ከዚህ ወረዳ **አሁን** የሚያገኛቸው አገልግሎቶች የትኞቹ ናቸው?

- ☐ (1)የከተማ ነዋሪነት መታወቂያ ካርድ
 ☐ (5) የትምህርት ድጋፍ
 ☐ (9) የወሳኝ ኩነት ምዝገባ
 ☐ (13) የግንባታ ፈቃድ
 ☐ (16) ጥቃቅንና አነስተኛ
- ☐ (2)የፍርድ ቤትአገልግሎት
 ☐ (6) የስራ እድል
 ☐ (10) የደረቅ ቆሻሻ ማስወገድ
 ☐ (14) የክህሎት ስልጠና
 ☐ (17) በማህበር ማደራጀት
- ☐ (3)የጤና አገልግሎት
 ☐ (7) የሴቶች ማህበር
 ☐ (11) የደንብ ማስከበር
 ☐ (15) የመሰረተ ልማት ድጋፍ
 ☐ (18) ግብር መሰብሰብ

☐ (4) የወጣት ማህበር

☐ (8) የአነስተኛ ብድር አቅርቦት

☐ (12) የማህበራዊ አገልግሎት ተቋማት (አድር፣ አቁብ፣ ሌሎች)

☐ (19) የመዝናኛ አገልግሎት

☐ (20) ሌሎች ካሉ ጥቀስ

እድር

(126) የእድር አባል ነዎት?

☐ (1) አዎ

☐ (2) አይደለሁም

(127) ከሆኑ እድሩ የሚገኘው የት ነው? ☐ (1) በዚሁ ሰፈር ☐ (2) ከዚህ ሰፈር ውጪ ☐ (3) በሁለቱም

(128) ቤተሰቡ የስንት እድሮች ውስጥ አባል ነው? ☐ (1) አንድ ☐ (2) ሁለት ☐ (3) ሶስት ☐ (4) ከሶስት በላይ

(129) በአካባቢው እድር ለመታቀፍ ምን ምን ቅድመ ሁኔታዎች አሉ? ☐ (1) የገቢ መጠን ☐ (2) በሰፈር ውስጥ ያለ ቦታ ☐ (3) ብሄር ☐ (4) ፆታ ☐ (5) እድሜ

☐ (6) የትውልድ ስፍራ

☐ (7) የቤተሰብ ዝምድና

☐ (8) ወዳጅነት

☐ (9) ሌላ ካለ ጥቀስ

(130) ቤተሰቡ በአካባቢው ካለ እድር ምን አይነት አገልግሎት/ ድጋፍ ያገኛል? ☐ (1) የቀብር ☐ (2) የሰርግ ☐ (3) የህመም ጊዜ ድጋፍ ☐ (4) የመንገድ ፍሳሽ

☐ (5) የመዳረሻ መንገድ ሰራዎች ☐ (6) ሌሎች ካሉ ጥቀሱ _____

እቁብ

(131) የእቁብ አባል ነዎት?

☐ (1) አዎ

☐ (2) አይደለሁም

(132) የእቁብ አባል ከሆኑ እቁቡ የሚገኘው የት ነው? ☐ (1) በዚሁ ሰፈር ☐ (2) ከዚህ ሰፈር ውጪ ☐ (3) በሁለቱም

(133) ቤተሰቡ የስንት እቁቦች ውስጥ አባል ነው? ☐ (1) በአንድ ☐ (2) በሁለት ☐ (3) ሶስት ☐ (4) ከሶስት በላይ

(134) ቤተሰቡ አባል የሆነበት የእቁብ አይነት የትኛው ነው? ☐ (1) ለችግር ግዜ ☐ (2) ለየት ላሉ ጉዳዮች ☐ (3) በተከታታይ የሚቀጥል ☐ (4) ሌሎች ካሉ ጥቀሱ _____

ማህበር

(135) በማህበር ተደራጅተዋል? ☐ (1). አዎ ☐ (2). አልተደራጀሁም

(136) የማህበር አባል ከሆኑ ማህበሩ የሚገኘው የት ነው? ☐ (1) በዚሁ ሰፈር ☐ (2) ከዚህ ሰፈር ውጪ ☐ (3) በሁለቱም

(137) ቤተሰቡ የስንት ማህበሮች ውስጥ አባል ነው? ☐ (1) አንድ ☐ (2) ሁለት ☐ (3) ሶስት ☐ (4) ከሶስት በላይ

(138) በሰፈር ማህበር ለመታቀፍ ምን ምን ቅድመ ሁኔታዎች አሉ? ☐ (1) ሀይማኖት ☐ (2) የገቢ መጠን ☐ (3) በሰፈር ውስጥ ያለ ቦታ ☐ (4) ብሄር ☐ (5) ያታ ☐ (6) እድሜ ☐ (7) የትውልድ ስፍራ
☐ (8) የቤተሰብ ዝምድ ☐ (9) ስራ ቦታ ☐ (10) ወዳጅነት

ክፍል 5፡ ሌሎች የሰፈሩ ማህበራዊ ገጽታዎች

ማህበራዊ ድጋፍ

(139) ከማህበራዊ ትስስር ምን ጥቅም አግኝታችኋል? ☐ (1) ምንም አላገኘንም ☐ (2) የገንዘብ እገዛ ☐ (3) ብድር ☐ (4) የጉልበት እገዛ ☐ (5) መጽናናት ☐ (6) መረጃ ልውውጥ ☐ (7) የእቃዎች ውሰት ☐ (8) የስራ አድል ☐ (9) ሌላ ካሉ ጥቀስ _____

ግጭት

(140) ቀድሞ በሰፈራችሁ ግጭትን እንዴት ትፈቱታላችሁ? ☐ (1) ግጭት የለም ☐ (2) በሽማግሌዎች ☐ (3) በሀይማኖት አባቶች ☐ (4) በፖሊስ ☐ (5) ሌሎች ካሉ ግለጽ

(141) አሁን በሰፈራችሁ ግጭትን እንዴት ትፈቱታላችሁ? ☐ (1) ግጭት የለም ☐ (2) በሽማግሌዎች ☐ (3) በሀይማኖት አባቶች ☐ (4) በፖሊስ ☐ (5) ሌሎች ካሉ ግለጽ

ማህበራዊ ቦታዎች

(142) ለምን አይነት የማህበራዊ አገልግሎት የሚውል ቦታ አለ? ድሮ በምትኖሩበት ቦታ ☐ (1) ለእድር ☐ (2) ለበአል ማክበሪያ ☐ (3) ለልጆች መጫወቻ ☐ (4) ለሀዘን ለደስታ

□(5) ሌሎች ካሉ ጥቀስ

(143) ለምን አይነት የማህበራዊ አገልግሎት የሚውል ቦታ አለ? አሁን ባላችሁበት የመኖሪያ ቦታ □(1) ለእድረ □(2) ለበአል ማክበሪያ □(3) ለልጆች መጫወቻ □(4) ለሀዘን ለደስታ

□(5) ሌሎች ካሉ ጥቀስ

ክፍል 6፡ ማህበራዊ ጠንቆች

	(144) ቀድሞ	(144) ቀድሞ		አሁን (145)				
ተ.ቁ	የማህበራዊ ጠንቅ አይነቶች	አለ	የለም	አለ	የለም	አነስተኛ	መለስተኛ	ከፍተኛ
1	ጠለፋ							
2	አስገድዶ መድፈር							
3	ጎጂ ልማዳዊ ድርጊቶች (የሴት ልጅ ግርዛት፣ ግግ ማስቧጠጥ)							
4	ልመና							
5	ነፍስ ማጥፋት							
6	የቤት ውስጥ ጥቃት/ጾታዊ ጥቃት/							
7	ሴተኛ አዳሪነት							
8	ስርቆት							
9	ሱሰኝነት							
10	ሌላ							

ክፍል 7፡ የቤተሰብ ኢኮኖሚ ሁኔታ ሁኔታ ገቢ

(146) የቤተሰብ የቀድሞ የገቢ ምንጭ ምንድን ነው? □(1) ግብርና □(2) መጠጥ ቤት □(3) የባህል ህክምና □(4) የቤት ኪራይ ገቢ □(5) ከዘመድ የሚላክ ገንዘብ

□(6) የመንግስት ድጋፍ □(7) መለስተኛ ንግድ □(8) ምንም የቅጥር ደሞዝ

(147) የቤተሰቡ የአሁን የገቢ ምንጭ ምንድን ነው? ☐ (1) ግብርና ☐ (2) መጠጥ ቤት ☐ (3) የባህል ህክምና ☐ (4) የቤት ኪራይ ገቢ ☐ (5) ከዘመድ የሚላክ ገንዘብ
☐ (6) የመንግስት ድጋፍ ☐ (7) መለስተኛ ንግድ ☐ (8) ምንም የቅጥር ደሞዝ

(148) አጠቃላይ የወር ገቢ (መጠኑ በብር ይገለጽ) _____

(149) በቤተሰቡ ምን አይነት ቁጠባ አለ? ☐ (1) የለም ☐ (2) ባንክ ☐ (3) አነስተኛ ብድር አቅራቢ ተቋም ☐ (4) እቁብ ☐ (5) ሌሎች ካሉ ጥቀስ _____

(150) ቀድሞ ምን አይነት የገቢ ማስገኛ ስራ በቤት ወይም በግቢ ውስጥ ነበር? ☐ (1) ግብርና ☐ (2) ምግብ ዝግጅት ☐ (3) አልባሳት ዝግጅት ☐ (4) ልብስ አጠባ ☐ (5) ጽጉር ስራ
☐ (6) ባህላዊ ህክምና ☐ (7) መጠጥ መሸጥ ☐ (8) የማገዶ እንጨት /ከሰል/ ጋዝ መቸርቸር ☐ (9) ብረታ ብረትና እንጨት ስራ ☐ (10) መኪና ጥገና ☐ (11) ሌላ ካለ ጥቀሱ

(151) ምን አይነት የገቢ ማስገኛ ስራ በቤት ወይም በግቢ ውስጥ አለ? ☐ (1) የከተማ ግብርና ☐ (2) ምግብ ዝግጅት ☐ (3) አልባሳት ዝግጅት ☐ (4) ልብስ አጠባ ☐ (5) ጽጉር ስራ ☐ (6) ባህላዊ ህክምና ☐ (7) መጠጥ መሸጥ ☐ (8) የማገዶ እንጨት /ከሰል/ ጋዝ መቸርቸር ☐ (9) ብረታ ብረትና እንጨት ስራ ☐ (10) መኪና ጥገና ☐ (11) ሌላ ካለ ጥቀሱ

(152) ድሮ በሚኖሩበት አካባቢ የኤሌክትሪክ መስመር ነበር? ☐ (1) አለ ☐ (2) የለም

(153) አሁን የኤሌክትሪክ መስመር አለ? ☐ (1) አለ ☐ (2) የለም

(154) ድሮ በሚኖሩበት አካባቢ የውሀ መስመር ነበ? ☐ (1) አለ ☐ (2) የለም

(155) አሁን የውሀ መስመር አለ? ☐ (1) አለ ☐ (2) የለም

ክፍል 8: የቤተሰብ ኢኮኖሚ ሁኔታ ... ወጪ

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ተቁ	የአይነት ዝርዝር (በቤተሰብ)	የቀን ወጪ (በብር)		ሳምንታዊ ወጪ (በብር)		ወርሀዊ ወጪ (በብር)		አመታዊ ወጪ (በብር)	
		ቀድሞ	አሁን	ቀድሞ	አሁን	ቀድሞ	አሁን	ቀድሞ	አሁን
1	ምግብና መጠጥ								
2	የቤት ኪራይ								
3	የቤት ማስፋፊያ								
4	የቤት እድሳት								
5	አልባሳት ፣ ጫማ								
6	ትራንስፖርት								
7	ግብር								
8	እድር መዋጮ								
9	ልማት መዋጮ								
10	ሀይማኖታዊ መዋጮ								
11	ባንክ								
12	እቁብ								
14	ለትምህርትና ለተዛማጅ ወጪዎች								
15	ጤና								
16	ማብሰያ ጋዝ								
17	ከሰል								

18	ማገዶ እንጨት								
19	ውሀ								
20	የሰላር								
21	ሻማ								
22	የከብት ኩባት								
23	የኤሌክትሪክ ሀይል								
24	የስልክ/ ሞባይል								
25	ሌሎች								
199	ድምር								

ክፍለ 9- የቤት ውስጥ አገልግሎቶችን ማከናወን ስፍራዎች

በቀድሞ ቤትዎ ከዚህ በታች የተዘረዘሩት የቤት ውስጥ አገልግሎቶች የት ይከናወናሉ?

	የቤት ውስጥ አገልግሎት	(1)በቤት ውስጥ	(2)በግልጽ ግቢ ውስጥ	(3)በጊቢው ውስጥ ከሌላ ቤተሰቦች ጋር በጋራ	(4)በሰፈር ውስጥ	(5)ወንዝ ዳር	(6)ሰፈር ውስጥ ባልተሰፈረበት ክፍት ቦታ	(7)ሌላ ስፍራ
(200)	ሽንት ቢት							
(201)	ገላ መታጠብ							
(202)	ምግብ ማዘጋጀት							
(203)	የእንስሳት በረት							
(204)	የእንስሳት ማረጃ							
(205)	እህል ማስጫ እና ማሰናጃ							
(206)	ልብስ ማጠቢያ							

(207)	ልብስ ማድረቂያ							
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በአሁኑ ቤትዎ ከዚህ በታች የተዘረዘሩት የቤት ውስጥ አገልግሎቶች የት ይከናወናሉ?

	የቤት ውስጥ አገልግሎት	(1)በቤት ውስጥ	(2)በግልዎ ግቢ ውስጥ	(3)በጊቢው ውስጥ ከሌላ ቤተሰቦች ጋር በጋራ	(4)በሰፈር ውስጥ	(5)ወንዝ ዳር	(6)ሰፈር ውስጥ ባልተሰፈረበት ክፍት ቦታ	(7)ሌላ ስፍራ
(208)	ሽንት ቢት							
(209)	ገላ መታጠብ							
(210)	ምግብ ማዘጋጀት							
(211)	የእንስሳት በረት							
(212)	የእንስሳት ማረጃ							
(213)	እህል ማስጫ እና ማሰናጃ							
(214)	ልብስ ማጠቢያ							
(215)	ልብስ ማድረቂያ							

(216) ቀድሞ የመንገድ ላይ ፍሳሽ ማሰወገጃ ምንድን ነው? ☐ (1) ዝግ ቱቦ ☐ (2) ክፍት ቱቦ ☐ (3) የሁለቱ ቅልቅል ☐ (4) የመዳረሻ መንገዱ ንጣፍ ላይ ☐ (5) ምንም ፍሳሽ የለም

(217) አሁን የመንገድ ላይ ፍሳሽ ማሰወገጃ ምንድን ነው? ☐ (1) ዝግ ቱቦ ☐ (2) ክፍት ቱቦ ☐ (3) የሁለቱ ቅልቅል ☐ (4) የመዳረሻ መንገዱ ንጣፍ ላይ ☐ (5) ምንም ፍሳሽ የለም

(218) ቀድሞ ምግብ ለማብሰል የሚጠሙት የሀይል ምንጭ ምንድን ነው? ☐ (1) ኤሌክትሪክ ☐ (2) ከሰል ☐ (3) ነጭ ጋዝ ☐ (4) የማገዶ እንጨት ☐ (5) ባዮጋዝ ☐ (6) የፀሃይ ሀይል ☐ (7) ሌላ ካለ ጥቀሱ

(219) አሁን ምግብ ለማብሰል የሚጠሙት የሀይል ምንጭ ምንድን ነው? ☐ (1) ኤሌክትሪክ ☐ (2) ከሰል ☐ (3) ነጭ ጋዝ ☐ (4) የማገዶ እንጨት ☐ (5) ባዮጋዝ ☐ (6) የፀሃይ ሀይል ☐ (7) ሌላ ካለ ጥቀሱ

(220) ቀድሞ የመጠጥ ውሃ እንዴት ነው የምታገኙት? ☐ (1) የግል ቧንቧ (ቤት ውስጥ) ☐ (2) በኖ ☐ (3) ምንጭ ☐ (4) ወንዝ ☐ (5) ኩሬ ☐ (6) የዝናብ ውሃ ☐ (7) የጉድጓድ ውሃ ☐ (8) ሌላ ካለ ጥቀሱ _____

(221) አሁን የመጠጥ ውሃ እንዴት ነው የምታገኙት? ☐ (1) የግል ቧንቧ (ቤት ውስጥ) ☐ (2) በኖ ☐ (3) ምንጭ ☐ (4) ወንዝ ☐ (5) ኩሬ ☐ (6) የዝናብ ውሃ ☐ (7) የጉድጓድ ውሃ

☐ (8) ሌላ ካለ ጥቀሱ _____

(222) ቀድሞ ደረቅ ቆሻሻ በምን መልኩ ይወገዳል? ☐ (1) በሰፈሩ ውስጥ በሚገኝ ያልተሰፈረበት ክፍት ቦታ ☐ (2) ወንዝ ውስጥ ☐ (3) ጉድጓድ ውስጥ ☐ (4) ሌላ ካለ ጥቀሱ _____

(223) አሁን ደረቅ ቆሻሻ በምን መልኩ ይወገዳል? ☐ (1) በየቤቱ እየመጡ ይሰበስባሉ ☐ (2) የቆሻሻ መሰብሰብያ ገንዳ ውስጥ ☐ (3) በሰፈሩ ውስጥ በሚገኝ ያልተሰፈረበት ክፍት ቦታ

☐ (4) ወንዝ ውስጥ ☐ (5) ጉድጓድ ውስጥ ☐ (6) ሌላ ካለ ጥቀሱ _____

(224) ቀድሞ የመፀዳጃ ቤት ፍሳሽ በምን መልኩ ይወገዳል? ☐ (1) በመንገዱ ላይ እንለቀቀለን ☐ (2) ከጉድጓድ ሽንት ቤት ጋር ተያይዟል ☐ (3) ከወንዝ ጋር ተያይዟል ☐ (4) ጫካ ውስጥ ☐ (5) ሌላ ካለ ጥቀሱ _____

(225) አሁን የመፀዳጃ ቤት ፍሳሽ በምን መልኩ ይወገዳል? ☐ (1) በመንገዱ ላይ እንለቀቀለን ☐ (2) ከጉድጓድ ሽንት ቤት ጋር ተያይዟል ☐ (3) ሴፕቲክታንክ ጋር ተያይዟል ☐ (4) ከወንዝ ጋር ተያይዟል ☐ (5) የከተማው ፍሳሽ ማስወገጃ ጋር ተያይዟል ☐ (6) ሌላ ካለ ጥቀሱ _____

ክፍል 10፡ በሰፈሩ ውስጥ የአካባቢው ጉዳዮች (Environmental)

የአካባቢ ብክለት

(226) ቀድሞ በዚህ ሰፈር ውስጥ ምን አይነት የአካባቢ ብክለት ነበር? (1) ☐ ብክለት የለም (2) ☐ አቧራ (3) ☐ የወፍጮ ቤት ብናኝ /ሽታ (4) ☐ የማገዶ ጭስ (5) ☐ የወንዝ ሽታ

(6) ☐ የእንስሳት ቆሻሻ (7) ☐ የመፀዳጃ ቤት ፍሳሽ

(227) አሁን በዚህ ሰፈር ውስጥ ምን አይነት የአካባቢ ብክለት አለ? (1) ☐ ብክለት የለም (2) ☐ የተሽከርካሪ ጭስ (3) ☐ አቧራ (4) ☐ የወፍጮ ቤት ብናኝ /ሽታ (5) ☐ የማገዶ ጭስ

(6) ☐ የወንዝ ሽታ (7) ☐ የፕላስቲክ አቃ መያዣያዎች (8) ☐ የመፀዳጃ ቤት ፍሳሽ (9) ☐ ደረቅ ቆሻሻ

(228) ቀድሞ በዚህ ሰፈር ውስጥ የድምጽ ብክለት የሚያስከትሉ ሁኔታዎች ምን ነበሩ? ☐ (1) የድምጽ ብክለት የለም ☐ (2) ከመመገቢያ እና መጠጥ ቤቶች የሚወጣ ሙዚቃ

☐ (3) የሃይማኖት ስፍራዎች ☐ (4) የእንስሳቶች ድምጽ ☐ (5) ሌሎች

(229) በዚህ ሰፈር ውስጥ የድምጽ ብክለት የሚያስከትሉ ሁኔታዎች ምንድን ናቸው? ☐ (1) የድምጽ ብክለት የለም ☐ (2) የተሽከርካሪ ድምጽ ☐ (3) የሃይማኖት ስፍራዎች ድምጽ ☐ (4) የሙዚቃ ቤቶች

☐ (5) አነስተኛ ወርክሾፖች ☐ (6) ከመመገቢያ እና መጠጥ ቤቶች የሚወጣ ሙዚቃ ☐ (7) የግንባታ ድምጽ ☐ (8) የአውሮፕላን ድምጽ ☐ (9) ሌሎች

የአረንጓዴ ስፍራ

- (230) ቀድሞ እዚህ አካባቢ አረንጓዴ ስፍራ የት ይገኝ ነበር? (ከአንድ በላይ ምክንያት መምረጥ ይችላሉ) ☐1) አረንጓዴ ስፍራ የለም ☐2) ጊቢዬ ውስጥ ☐3) በመንገድ ግራ እና ቀኝ
 ☐4) በወንዝ ዳርቻ ☐5) በአርሻ ቦታ አካባቢ ☐6) ሌላ ካለ ጥቀሱ
- (231) አሁን እዚህ አካባቢ አረንጓዴ ስፍራ የት ይገኛል? (ከአንድ በላይ ምክንያት መምረጥ ይችላሉ) ☐1) አረንጓዴ ስፍራ የለም ☐2) ጊቢዬ ውስጥ ☐3) በመንገድ ግራ እና ቀኝ ☐4) በወንዝ ዳርቻ
 ☐5) በኮንዶሚኒየም መካከል ባሉ ባዶ ስፍራዎች ☐6) ሌላ ካለ ጥቀሱ
- (232) አትክልት የመትከል ልምድ አለዎት? ☐1) አዎ ☐2) የለኝም
- (233) በቀድሞ ቤትዎ ጊቢ ውስጥ የጓሮ አትክልት መትከያ ስፍራ ነበር? ☐1) አዎ ☐1) አይ
- (234) አሁን በቤትዎ ጊቢ ውስጥ የጓሮ አትክልት መትከያ ስፍራ ነበር? ☐1) አዎ ☐1) አይ

ክፍል 11፡ በሰፈረ ውስጥ ለውጥ የታየባቸው የአካባቢ ገጽታዎች

ለ ልማቱ ቀድሞ ከነበሩበት ቦታ ከተነሱ በሁዋላ ለውጥ የታየባቸው የአካባቢ ገጽታዎች

	የለውጥ አይነት	(1) ጨምሯል	(2) ቀንሷል	(3) ለውጥ የለም
(235)	የአረንጓዴ ሽፋን			
(236)	የድምጽ ብክለት			
(237)	የተሽከርካሪ ጭስ			
(238)	የወፍጮ ቤት ብናኝ / ሽታ			
(239)	የማገዶ ጭስ			
(240)	የእንስሳት ቆሻሻ (ዓይነምድር			

	ወዘተ)			
(241)	የመጸዳጃ ቤት ፍሳሽ			
(242)	ደረቅ ቆሻሻ			
(243)	የፕላስቲክ መያዣዎች			

ክፍል 12፡ በቤት ውስጥ ያለ የሃይል አጠቃቀም ሂደት

እዚህ ሰፈር መኖር ከጀመሩበት ጊዜ ጀምሮ የሃይል አጠቃቀም ምን ዓይነት ለውጥ እንዳለ በሚከተለው ሰንጠረዥ ላይ ይጥቀሱ

		(1) ጨምሯል	(2) ቀንሷል	(3) ለውጥ የለም
(244)	ዋናው የኤሌክትሪክ መስመር			
(245)	የማገዶ እንጨት			
(246)	ላምባ፣ ጋዝ			
(247)	ከሰል			
(248)	የፀሃይ ሀይል			
(249)	ኩባት			

ክፍል 13፡ የይዞታ ባለቤትነት

(250) እዚህ ሰፈር ውስጥ ሌላ የመሬት ይዞታ አለዎት? ☐ (1) አዎ ☐ (2) የለኝም አዎ ካለ ስንት፣ ምን ያህል ካሬ? -----

(251) ለምን አገልግሎት የሚውል ነው? ☐ (1) ለአርሻ ☐ (2) ለመብል የሚሆኑ አትክልቶች መትከያ ቦታ ☐ (3) ለኪራይ የሚሆኑ ቤቶች

ለትብብርዎ እጅግ በጣም አመሰግናለሁ ። ጤና ይስጥልኝ!

የመረጃ ሰብሳቢ ማረጋገጫ

ይህ መረጃ በትክክል መኖሪያው ድረስ ሄጄ በማናገር መሙላቴን አረጋግጣለሁ።

ስም፡ _____ ፊርማ _____ ቀን፡ _____

This survey questioner was adopted from the chair of EIABC.

Appendix II: Interview with focus group discussion

PERSONAL INFORMATION

1. Name -----
2. Age -----

ABOUT THE NEW DEVELOPMENT

1. Did you get a compensation ?

2. What were the criteria to get the compensation?-----

-
3. How many were you in one group ?-----

4. What was your proposal for the government regarding the work you want to work on ?-----

-
5. Did you get the money from the government as a loan ? -----

-
6. What was your proposal on returning the money to the government ? -----

7. Are you working with the group now ? -----

8. What are the challenges ? -----

-

Appenddix III: Interview with key informants

PERSONAL INFORMATION

- 1.Name -----
- 2.Age -----
3. Family size -----
4. How long have you lived here ? -----

ABOUT THE NEW DEVELOPMENT

1. What was taken from you for the new development?-----

2. How much hectar ? -----

3. As a compensation what was given to you?

4. Is the compensation enough ? how did you manage the compensation ?and are you happy about it?

5. How do you used to live before the new development?-----

6. What new has the new development broght ? -----

7. Did the environment change after the new development? If Yes positively or negatively?

8. What where the measures you took to cope up with the new development?-----

Appendix v : Interview with government officials

PERSONAL INFORMATION

1.Name -----

2.Current position in the municipality -----

3.How long have you worked here?-----

ABOUT THE NEW DEVELOPMENT

1. How many farmers where evicted for the new koya feche condominium project?

2. Where farmers informed about the new development ? were they part of the project?

3. What where the things that was taken from them ?

4. How many where compensated? And who was incharge?

5. With what where they compensated?

6. How much where they compensated ?

7. Is there a training given for the farmers ?

8. Is there any monitoring and evaluation on what they have done to the compensation ?

Appenddix IV: Journal Aritcle Manuscript

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**Impact of urbanization on farmers livelihood transformation in Peri-urban areas -
The case of Koye Feche condominium, Addis Ababa**

Rodas Mulugeta Alemu ¹ and Elias Yitbarek (PhD)²

May 5, 2024

ABSTRACT

Urban development in Addis Ababa, Ethiopia, has rapidly expanded to address urban poverty and housing needs. A large-scale housing project initiated in 2005 on the city's outskirts displaced local farmers, transforming their way of life. This study investigates the impact of this development on the Koye Feche condominium community using both qualitative and quantitative methods.. Findings reveal both positive and negative effects on farmers' lives, including advancements in environmental sustainability, improved security, and expanded employment opportunities, alongside challenges like loss of agrarian lifestyles and incongruities with traditional farming practices. Despite obstacles, farmers demonstrate resilience in upholding social values and addressing economic and environmental concerns.

Key words: *expropriation, Integrated housing development program, Peri-Urban, Livelihood sustainability, Housing, Compensation.*

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INTRODUCTION

France and Switzerland are two European countries where the phrase "peri-urban space" was first used. Peri-urban space, to borrow a term from several writers, is the area inside the "urban shadow" that connects urban and rural spaces (Qvistrom 2013:427). Since tiny rural settlements must quickly adapt to an urban or industrial way of life, peri-urban development typically involves rapid social change (Webster & Muller, 2011).

According to demographic projections, over 50% of Africa's population is expected to live in urban areas by 2030 (UN-Habitat, 2010). Particularly, Ethiopia is among the least urbanized nations in Africa; only 20% of the population lives in cities; nonetheless, during the course of the next 20 years, urbanization will quadruple. (Yemeru and Gebre-Egziabher, 2019). Numerous periurban zones will be created by this increase in urbanization. Ethiopia's land delivery system is under stress due to the country's rapid urbanization, population expansion, and government decisions regarding the housing, infrastructure, and commercial needs of a metropolis that is expanding quickly.

The growing urban spaces directly affect the farmers that inhabited these areas before the rise of globalization in the country. These farmers, who have strong traditional links with their agricultural surroundings, are being relocated to other condominiums or smaller plots of land with little to no consideration of the impact it has on their livelihoods.

METHODOLOGY

Sampling methods

The study wanted to generate detailed information on impacts of CHD on the livelihoods of smallholder farmers, and the

universe of this research is finite since the number of elements to be studied is fixed, which is 515. The study depends on probability sampling techniques to draw sample units using two major sampling methods (systematic sample and cluster sample). Using the cluster sampling method, 5 clusters of housing neighborhoods were assessed, and using the systematic sampling method, 201 residents were selected from those clusters. A focus group discussion was conducted on 5 small-scale enterprises, which are 1 group from each cluster. The sample size was determined using the formula:

$$\text{Sample size } n = \frac{\frac{z^2 * p(1-p)}{e^2}}{1 + \left(\frac{z^2 * p(1-p)}{e^2 N} \right)}$$

$$e = Z - Z \text{ score (Confidence Level)} = 95\%, \quad Z = 1.96$$

$$P - \text{Population proportion} = 50\%$$

$$e - \text{Marginal error} = 5\%$$

$$N - \text{Population size} = 515$$

$$n = \frac{(1.96)^2 \times 0.5(1-0.5)}{(0.05)^2}$$

$$n = \frac{384.16}{1 + \frac{((1.96)^2 \times 0.5(1-0.5))}{(0.05)^2 \times 515}}$$

Thus sample size will be 214 residents.

Farmers : 39 farmers who lost only agricultural land, 10 farmers who lost both agricultural land and residential premises, 1 farmers who lost only houses, 5 farmers who lost grazing land, 25 farmers who lost land of various breeds, 28 farmers who lost housing and grazing land, 34 farmers who lost housing and land of various breeds, 5 farmers who lost agricultural and grazing land, 9 farmers who lost agricultural land and land of various

breeds, 8 farmers who lost housing , agricultural land and grazing land, 27 farmers who lost housing , agricultural land, and land of various breeds and grazing land

10 Key informant interview (farmers who lost housing, agricultural land, and land of various breeds and grazing land)

10 Focus group discussion (Small scale enterprises)

Government officers: 1 Akaki Kality Administration and 2 Woreda 09 Administration, koye feche

Data analysis methods

The data analysis methods were determined by the types of data used in the study. The study used both quantitative and qualitative methods of data analysis. Qualitative data collected through the in-depth interviews with experts, officials, and affected smallholder farmers will be categorized separately. Then, classified qualitative data were transcribed, coded, and written out in English. After that, the data generated through the interview was interpreted, summarized, paraphrased, and

scrutinized. Whereas, the contents of documents or written material were analyzed for qualitative data generated from secondary sources. Content analysis of secondary material from secondary data and primary secondary (unpublished) data sources was used to complement and authenticate the primary qualitative data. The study utilized the research questions and the theoretical frameworks for analyzing the data. The analysis's presentation framework follows the study's sequence of sub-questions. Further, the data presentation was supplemented with photographs, and maps were analyzed and interpreted quantitatively. These consist of;

- Tables and charts used in descriptive statistics.
- To depict the change process, site plans and ground imaging maps are used.
- Comparative study to show the effects of the change Making before-and-after comparisons, timeline maps, and descriptive statistics.

DATA ANALYSIS AND INTERPRETATION

Data presentation and analysis

Among the 201 people that were interviewed, 164 were male and the rest 37 female.

Gender					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Male	164	81.6	81.6	81.6
	Female	37	18.4	18.4	100.0
	Total	201	100.0	100.0	

Table 1: Gender of respondents

Family number_size					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1	4	2.0	2.0	2.0
	2	24	11.9	11.9	13.9
	3	30	14.9	14.9	28.9
	4	23	11.4	11.4	40.3
	5	59	29.4	29.4	69.7
	6	19	9.5	9.5	79.1
	7	20	10.0	10.0	89.1
	8	9	4.5	4.5	93.5
	9	11	5.5	5.5	99.0
	11	2	1.0	1.0	100.0
	Total	201	100.0	100.0	

As stated in Table 2, the minimum family size is 4 and the maximum is 11. Children above 18 are given condominiums, and some are given land as compensation.

The diagram illustrates the movement of people and products between three main locations: Gulit, Farm Land, and Health Center. Each location is represented by a large circle. Inside each of these circles is a smaller circle labeled 'Social Space'. Within the 'Social Space' circles, there are smaller circles representing 'House', 'Barn', and 'Vegetabel farm'. The diagram shows the following movements:

- Movement of products by Cattles:** Indicated by a dashed arrow from Farm Land to Gulit.
- Movement of people on foot:** Indicated by dashed arrows from Gulit to Farm Land and from Gulit to Health Center.
- Movement of products by cattles:** Indicated by a dashed arrow from Farm Land to Health Center.
- Movement of cattles:** Indicated by a dashed arrow from Health Center to Farm Land.

Inside the 'Social Space' circles, arrows show the movement of people and products between the 'House', 'Barn', and 'Vegetabel farm' components. For example, in the Farm Land 'Social Space', arrows show movement from 'House' to 'Barn' and from 'Barn' to 'Vegetabel farm'. In the Health Center 'Social Space', arrows show movement from 'House' to 'Barn' and from 'Barn' to 'Vegetabel farm'.

Employment Dynamics: Figure 1, depicting the life cycle diagram of the old neighborhood, provides a vivid snapshot of the community's traditional lifestyle, including their patterns of movement and employment. Approximately 46.8% of the respondents have transitioned to urban agriculture, utilizing the interstitial spaces between burgeoning condominium complexes.

Healthcare Accessibility and Improvement: The evolution of healthcare services within the community marks a significant shift towards enhanced well-being and accessibility. Previously, the primary source of medical care was government health institutions, which, for many residents, were not within easy reach. The majority of the community, approximately 80%, faced the challenge of long travel times exceeding an hour, predominantly on foot or by traditional means such as Gary, to access essential healthcare services. the advancements in healthcare infrastructure and the introduction of private clinics close to residential areas represent a

monumental step forward in community health and wellness. This development not only signifies an improvement in medical service accessibility but also reflects a broader commitment to enhancing the standard of living and ensuring the well-being of community members.

Market Place: In the past, the scenario was markedly different – a limited number of community members owned or had access to a marketplace, known locally as a Gullit. This meant that for many, essential shopping was confined to weekends, necessitating long walks that could exceed an hour one way. This not only made shopping a time-consuming task but also limited the frequency and ease with which residents could access fresh produce and other necessities. The advent of easily accessible marketplaces represents a profound improvement in the community's lifestyle. It has not only alleviated the logistical burdens of shopping but has also played a crucial role in stimulating local economic growth, promoting health, and fostering a sense of community. The transformation from the occasional, laborious trips to a gullet to the convenience of nearby markets signifies a positive shift towards a more dynamic, connected, and thriving community environment.

Community engagement and social activities: In the fabric of this evolving community, the traditional practices of Eder and Ekubs stand as testaments to the rich cultural heritage and the intrinsic value of communal bonds. However, with the transition to urban living and the dispersion of community members across various condominium complexes, the dynamics of social engagement have transformed. This shift has led to the establishment of multiple Eder and Ekub groups that people are obliged to be part of so that they stay connected to relatives and friends who have now become distant. This is the new adapting mechanism for dispersed living situations while maintaining the essence of these traditional gatherings. The reduction of accessible open spaces has impacted the community's ability to come together for large gatherings and public festivities, which were once central to communal life.

Approaches to conflict resolution: The community's approach to conflict resolution has deep historical roots, traditionally relying on the wisdom and guidance of elders and religious leaders. In addition to these traditional methods, the introduction of formal policing has complemented the community's approach to conflict resolution, especially given the influx of new residents and the evolving dynamics of urban living. The involvement of police in resolving disputes represents approximately 66% of the new approach, highlighting a significant shift towards more formalized methods of maintaining law and order. This dual approach combines the community's traditional practices with modern legal frameworks, enhancing the overall efficacy of conflict resolution processes.

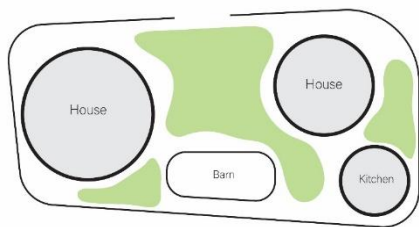


Fig 2: Previous Compound

As shown in fig. 2, the previous compound looks like this, having a lot of space to do what they want. Some of the things they would do were: animal husbandry, beekeeping, chicken farming, having a space for social gatherings, and holiday celebrations.

Economic transition and income adaptation: Historically, the community predominantly relied on agriculture and animal husbandry for their livelihoods, with 49% of residents engaged in farming activities and 20% in animal rearing, while 28% combined both for their income. This agrarian lifestyle not only provided a stable source of revenue but also a self-sustaining way of life, as individuals were able to consume what they produced, leading to relatively low expenses on food and drink. In terms of financial expenditure, the cost of living in this predominantly agricultural community was considerably lower. A significant portion of the population, 22%, managed their food and drink expenses within a budget of 500 birr, while 46% spent around 400 birr, and a further 23% only needed 250 birr to meet their needs. This economical lifestyle was largely possible because most community members were self-sufficient, producing a variety of food items on their own lands.

Now, community members find themselves allocating a significantly larger portion of their income to these basic necessities, with expenses ranging from 2000 to 3500 ETB. This increase is attributed to the shift from production to consumption, where residents who are no longer primarily agrarian must purchase food from other farmers or merchants. This transition reflects a broader economic shift from a subsistence-based economy to one integrated into the wider market system.

After agricultural land expropriation, farmers' livelihoods are characterized:

The new development took away farming land, housing, and grazing land from farmers. 2500 m² being the minimum taken and 483,750 m² being the maximum taken for the new development, the farmers that are directly affected by this development are not happy with the compensation, and they also do not think it is fair compared to what was given.

Compensation and Housing typologies: All the respondents said that they got compensation but stated it's not appropriate. 9000 birr being the least, 2,316,000 is the maximum Ethiopian birr paid, and all of them are given condominium houses and compensation money. As stated above, all of them received condominium houses, and there were different typologies. And figs. 10, 11, and 12 show the different types of typologies. 43.3% being the 1st typology, which is 1 bedroom; 2 bedrooms is also 37.8% and 18.9% of them received 3 bedrooms, but the family numbers and the typologies don't much as they received these typologies by lottery system. Respondents complain about this because, for example, a family of 9 was given a one-bedroom type of housing, which makes it difficult.



Fig 3: One bedroom

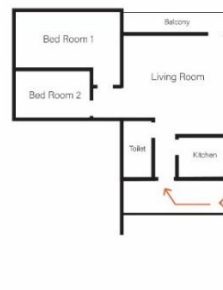


Fig 4: Two-bedroom

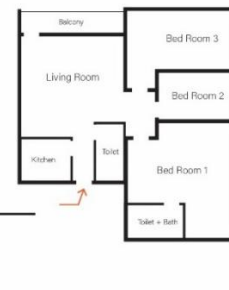


Fig 5: Three bedroom

The conventional houses that are given are on different floors, and mostly the ground floors are used for commercial purposes. The housing starts on the 1st floor. This also has a complaint from

the respondents, the complaint being that when the houses and floors are allocated, age is not considered.

Apart from the money compensation, they received space on the ground, with 500 square being the maximum and 105 square being the minimum square they were given. Respondents are not considering this compensation enough because, compared to what they gave, this is such a small amount as they described.



Fig 6: Animal breeding practices



Fig 7: Farming practices

Job Characteristics: Following urban development, respondents experienced a significant shift in employment. While many were previously engaged in traditional agriculture, 46.8% transitioned to urban agriculture, utilizing spaces between new condominiums. However, this adaptation presents challenges, including job insecurity due to temporary agricultural spaces. Additionally, 42.3% reported unemployment, citing the disruptive urban environment and limited education hindering job transitions. Lack of work opportunities (74%) and increased distance to workplaces (12%) were major concerns, with 3% mentioning disabilities as a barrier to employment. Despite these challenges, urban development has created new job opportunities beyond agriculture, though accessibility varies based on education and mobility.

Old Traditional Medicine in a New Urban Context: However, urban development has introduced logistical challenges to accessing traditional medicine. The cultivation spaces for medicinal plants, once readily available within or near the community, have been repurposed or reduced due to construction and urban expansion. As a result, practitioners and suppliers of traditional medicine, who once operated within the community's immediate vicinity, have had to relocate their cultivation areas further away from the residential zones. To navigate this new reality, both practitioners and community members have adapted by utilizing Bajaj, the local three-wheeled transport vehicles, to bridge the distance between the new urban living spaces and the relocated sites of traditional medicinal practice. The journey to these new locations to obtain traditional remedies now takes significantly more time, with commutes extending anywhere from 30 to 60 minutes. This shift not only reflects the physical distance induced by urban development but also symbolizes the community's commitment to preserving their traditional healthcare practices despite the challenges posed by modernization.

Market Accessibility and Community Lifestyle: One of the most notable enhancements to the community's market experience is the introduction of the nearby Gullit — a term that denotes smaller, local market stalls or areas. These have become a cornerstone of the community's daily life, providing fresh, accessible goods right at their doorstep. Unlike the previous fixed marketplace, which had a set schedule, these Gullits offer flexibility and spontaneity in shopping, allowing residents to purchase fresh produce and essentials as needed, contributing to healthier lifestyles and better meal planning. The evolution of market accessibility from a distant,

infrequent chore to an integrated, everyday convenience reflects the broader positive shifts within the community post-development. It underscores a move towards a more sustainable, socially connected, and convenient urban lifestyle, highlighting the benefits of thoughtful urban planning and community-centered development.

Accessibility to Religious Places: Urban development has made religious places more accessible, fostering deeper spiritual fulfillment and community cohesion. Travel times to these places have reduced to 10 to 30 minutes, with Bajaj transport making even distant sites reachable. This inclusivity has increased daily visits by 31%, with 32% attending services on weekdays. Weekends still see communal worship, but the overall impact has strengthened communal bonds and enriched spiritual life.

The New Urban Landscape: The advent of new urban development has led to a shift in how social activities are conducted within the community, yet it has not dampened the spirit of communal engagement. Despite the changes in physical space, the essence of social gatherings remains vibrant and integral to the community's fabric. The new development has shown that spaces for gatherings are less prevalent than before. In their old ways, they used to have spaces nearby where they could gather easily. The new development has forced them to use religious places as community gathering spaces. In some cases, they even have to travel long distances to do their gathering.

In response to the evolving urban environment, however, the community has shown adaptability in sustaining its social activities. While designated spaces for gatherings may not be as prevalent as before, residents have creatively repurposed existing structures, such as religious places, to continue their cherished communal traditions. These sacred venues have become multifunctional spaces, serving not only as places of worship but also as community centers where people can come together, celebrate, and support one another. This adaptation underscores the community's resilience and the high value placed on maintaining social bonds and cultural heritage.

Moreover, for events and gatherings located beyond walking distance, the community has turned to Bajaj, the local three-wheeled transport, as a convenient and efficient means of travel.

Community safety and emerging social challenges: Urban development has changed community safety and social issues. Police stations nearby have reduced crimes like abduction and domestic violence, previously affecting 73% of the community. With 68% feeling comfortable approaching the police, trust has grown, aiding in crime prevention. However, new challenges like begging and addiction have emerged, affecting 62% of the population. While violent crimes have decreased, new issues require a collaborative approach to community safety and well-being.

Cooking Methods and Energy Transition: Historically, the community relied on wood and charcoal for cooking, with gas as an alternative for some. However, urban development has led to increased gas and traditional fuel costs, impacting 60% spending 260 birr on gas and 39% spending 240 birr. Charcoal prices now range from 120 to 280 birr, and firewood from 220 to 420 birr. The shift to modern housing has made traditional cooking methods challenging,

pushing towards cleaner energy sources like gas and electricity, though some residents face difficulties adapting.

Water Supply: With urban development, there has been a notable shift towards a more structured and reliable water supply system. The community now benefits from improved access to clean and safe water, a fundamental change that enhances the overall health and hygiene standards of the area. This advancement, however, comes with associated costs, ranging from 80 to 640 birr.

While respondents have expressed concerns regarding the new expenses related to water consumption, the undeniable benefits of having consistent access to clean water close to their residences cannot be overstated. In essence, the shift from a cost-free but potentially unreliable water supply to a paid, clean, and reliable system marks a critical step forward in the community's development. While the financial aspect introduces new challenges, the health, environmental, and practical benefits of improved water access are substantial. Addressing the affordability and sustainability of this essential resource will be critical to ensuring that all community members can enjoy the benefits of clean water without undue economic hardship.

Comparison between previous and current home services

Spaces		By the river	In their private house	In the Compound	In the neighborhood	No Space
Toilet	Then	*				
	Now			*	*	
Bathroom	Then	*				
	Now	*		*		
Kitchen	Then		*			
	Now	*				
Barn	Then		*			
	Now			*		*
Slaughter house	Then		*			
	Now			*		
Space for cereal preparation	Then		*			
	Now			*		
Washing space	Then		*			
	Now			*		
Cloth drying space	Then		*			
	Now			*		

Table 4: Comparison between previous and current home services

The above table 3 shows a comparison between now and then about home services.

Toilet and Bath usage: In the past, farmers relied on natural settings such as forests and rivers for their sanitation needs, utilizing these environments as toilets and bathrooms. However, there has been a notable shift in sanitation practices among the farmers. Currently, 86% of them have transitioned to using dedicated toilets and bathrooms. Interestingly, these facilities are often shared among multiple families, indicating a communal approach to sanitation within the community. Additionally, residents living in the condominiums benefit from the provision of

these essential services directly within their homes, reflecting a contrast in sanitation accessibility and infrastructure between traditional and urban living environments.

Preparation of food: Previously, preparing food used to be held in their compound and in their private house, but now they do that in their private house because of the housing typology. Preparing cereal, washing and drying clothes, and doing other home services—these all used to be done in their private houses. Previously, their method of cooking was firewood (43%), charcoal (11%), and 44% of them used both. The new way of cooking is charcoal, which is 63% electric and 36%. The reason they didn't use electric as much as they used other methods is because of the cost, and it is not affordable.

To slaughter animals, to prepare cereal, to wash and dry clothes in their new house, almost all of them didn't have space to do the above; they are obliged to do the above activities together with other families in the compound. Previously, there was no street drainage system; access roads were their method, and now both closed and open ditches are the new drainage systems. This gives them a healthier environment than the one they used to live in.

Water supply and waste removal way: Previously, 39% of them used to get water from the river, 8.5% used to get water from wall water, and 51% got water from both, and additional rainwater is there too. The new way of getting water is 84% from Bono and 15% from their private house using a pipe. 41% of liquid waste removal was done in the forest, and 31% of it was connected to the river, which was unhealthy because people used the river for drinking and other home activities. And the new way of liquid waste removal is through a large whole, a very healthy way.

Environmental effect

Energy and waste	Increased	Decreased	No Change
Green coverage		*	
Noise Pollution	*		
Vehicle smoke	*		
Millhouse smoke	*		
Firewood smoke		*	
Animal waste		*	
Toilet waste	*		
Solid waste management	*		
Plastic bottle waste	*		
Electric usage	*		
Fire wood usage		*	
Cooking gas usage		*	
Charcoal usage			*
Animal waste usage		*	

Table 5: Environmental effect

As table 6 shows, there are environmental effects, some increased after the new development, some decreased, and one aspect has not changed. The previous way of solid waste removal was 50% in the whole and 40% in the river. As a result, this management system polluted the river and the surrounding environment. And in the new community, 60% of the waste is put in an unoccupied leftover space and 39% in the garbage can.

Toilet drains, being 33% the river, were also polluted, and these were environmental pollutions in the previous neighborhood. In the new neighborhood, vehicle exhaust, dry waste, and plastic containers are environmental pollutions.



Fig 8: Environmental pollution Fig 9: Sound pollution

As Fig. 8 shows, environmental pollution greatly increased after the new development, especially plastic bottles and plastic bags, which came from the new people that moved from the city. And the farmers complain a lot about this plastic bag being eaten by there animals, and the cows and donkeys are getting sick and even dying for this reason.

And Fig. 9 shows the sound pollution that is on the site now. Previously, there was no noise pollution, but along with new development, there are a lot of noise pollutions, with 55% being construction sound and 30% vehicle noise. 14% of the respondents stated both.

Previously, there used to be green areas in a lot of places; 53% of them had green areas in their compound, 28% of them had green areas on the riverside, and 18% of them had both.

In the new environment, 88% of respondents stated that green areas are found in the empty spaces around condominiums, the rest have no green space, and 4% in their compound.



Fig 10: Transportation mechanisms

Fig 11: Transportation mechanisms

After the new development has come, there are lots of changes in all animal waste usage. This has decreased because the place they live is not comfortable using such kinds of cooking materials. Since there are a lot of people coming from other places, toilet waste, solid waste, plastic waste, and electric usage have increased since the new development.

There are effects after the new development, one being losing their land surrounded by trees, and this caused a lot of things. 30% of them lost their property, 70% of them lost their income, and they were exposed to other expenses.

After the new development, new construction is being made, and this gives them the opportunity to have good transportation and make their lives easier. And electric and water supply is good, but they couldn't afford the life expense, so knowing that it's good to have these facilities but the expense makes them not enjoy them as they express it.

The people expect a lot to happen in the coming years. 28% of them are expecting to find a farmland place and space for animal husbandry, 24% expect to have a space for farming, and 30% to have a better job organized by the government to work.

23% of the people have another piece of land in this neighborhood that was not taken for compensation, and this lets them build a house for rent or for agriculture, and these are the ways they sustain their lives.

Agricultural household's cope up mechanisms after agricultural land expropriation: Displaced farmers lose their source of income, so they are obliged to change their livelihood. Almost all farmers built small, rentable houses on a small plot in order to fulfill their needs.

The site inhabitants are classified into four major groups. The first one is a group of residents evicted from their original place and compensated with a small piece of land. The second group is migrated farmers to other parts of the city due to the development and returned to their previous place and rented houses from their neighbors. The third group are people who relocated from the inner city due to redevelopment programs and live in condominiums. The last group is composed of the children of local residents living in their condominium.

Due to this development, the previous life cycle of the inhabitants is affected and forms a certain kind of pattern. This pattern change occurs because their livelihood is altered and converted into multiple job options. The more people are concentrated in an area, the more options for livelihood emerge. The study reveals that the site is more densified compared with their previous settlement, which brings more people to the site and changes the livelihood patterns of the inhabitants.

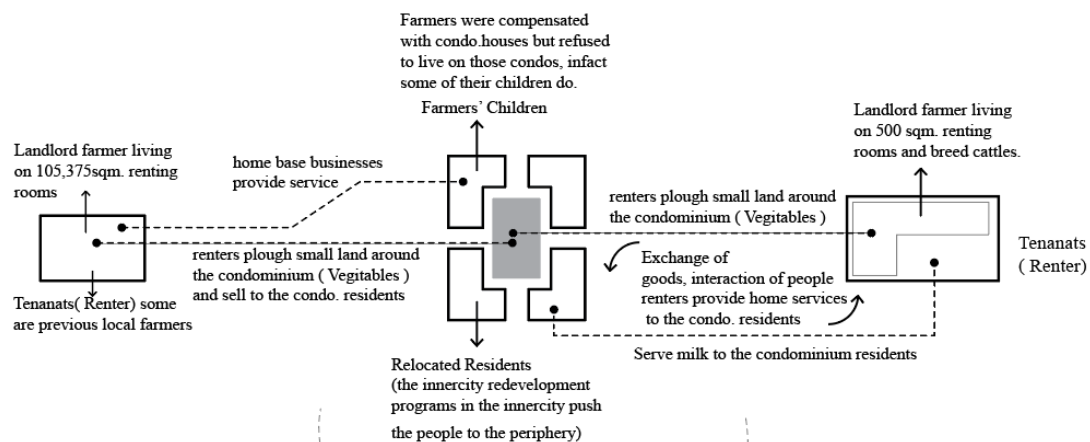


Fig 12: New life style and jobs created

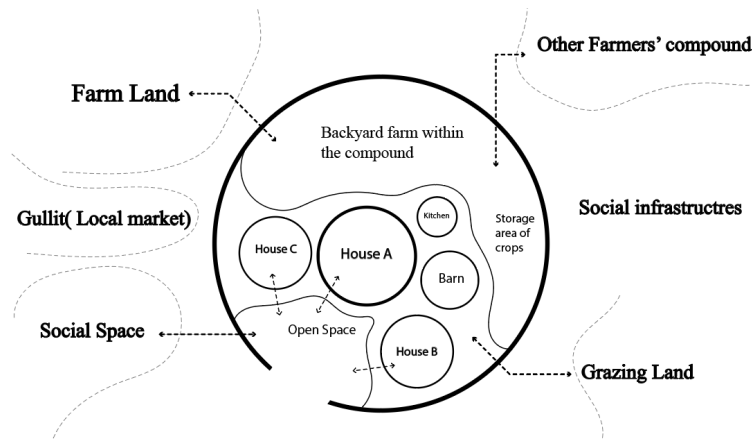


Fig 13: Farmer's previous compound

Fig. 13 shows farmers lives and their compound used to have different houses built as the family size expanded through time (House A and B). Thus, they could share the same open space, farm a small plot of backyard for their daily consumption, and provide for the local market (Gullit). Such kinds of compounds have maintained their social interaction and formed certain kinds of relationships with the outside neighborhood. They also had their own farming land to cultivate crops, which was their main source of income. Cattle breeding was the other backbone of their livelihood.

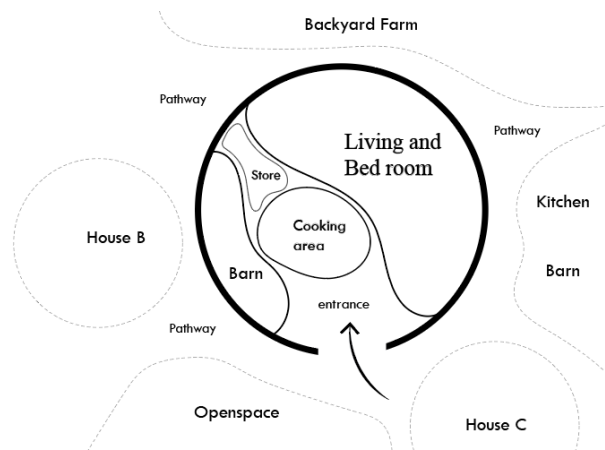


Fig 14: Previous Housing typology

They used to live in a house with a barn inside it, since they had a strong relationship with their cattle. And use the spaces randomly for the program they want interchangeably. Most of the houses had no partition walls, which helped them have flexible space in order to execute their daily activities.

The other characteristic of those compounds and houses was the organic pathways formed due to their day-to-day activities. This allows them to define flexible spaces for a variety of purposes. They had the opportunity to manipulate, expand, demolish any of their structures, and form other kinds of arrangements in the compound. Even though some of the farmers were compensated with insufficient land to lead their lives as they were before, some residents adapt their housing to their new plots. They incorporated the barn and chicken breeding spaces into the indoor space, not only for the lack of space but also for their strong attachment to the cattle.

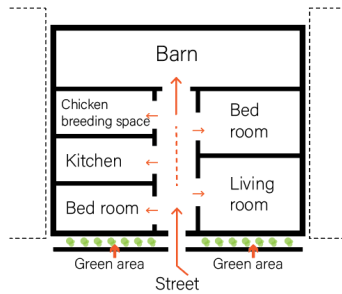


Fig. 15: New housing typology 1 (105m²)

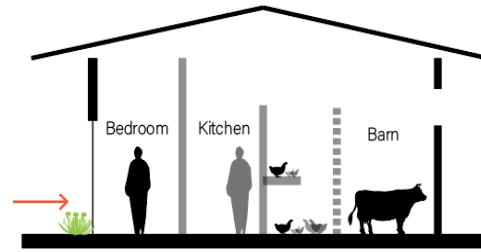


Fig. 16: Section of the new housing

As figs. 15 and 16 show, the first typology has 1 bedroom, a kitchen, a toilet, and a living room. The study revealed that most of the farmers refuse to live here. The major problem was the house's location. Since all habitable spaces on the condominium blocks are accessible using stairs, which creates incompatibility with their lifestyle. The other problem was the rigidity of spaces and the lack of spaces for outdoor programs.



Fig. 17: Condominium house with different typologies

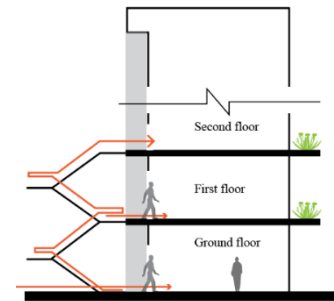


Fig. 18: Section of the condo housing

The second typology has two bedrooms, a kitchen, a toilet, and a living room with a balcony. These typologies are occupied by some farmers' children (youngsters). It's relatively comfortable for them compared with their parents, since their livelihood is not dependent on their houses. Here, some units are occupied with farmers, and they have a trend to cultivate vegetables on their balconies. The third typology has three bedrooms, a kitchen, a toilet, and a living room with a balcony. Residents adopt certain trends in condominium houses. Such as beauty salons, small kiosks, etc...

According to the respondents, after they sold their condominium houses, they took measures to cope with the changes. They started to build rentable rooms in order to fulfill their basic needs. There is a trend of building 1 rentable room in 105 sq. m. They responded that they are forced to search for other income resources by forming chains with the new community. Despite the fact that the 105-square-meter plot is very narrow to execute activities as they did before, they prefer having their own compound to the condominium houses.

The trend among 375 plot holders is to build more rentable rooms and shops. The rooms are mostly rented by relocated farmers, who turn back to their origins in order to maintain social life. They started harvesting the leftovers and open spaces around the condominium. Sell their items at the local market. Some of them also prepare traditional liquor. Also provide different home services for condominium residents, like washing clothes, food preparation, baking enjera, etc...

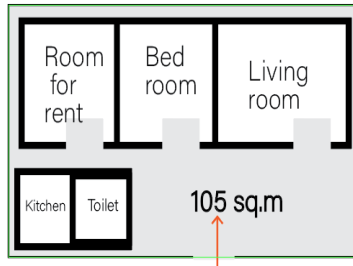


Fig 19: 2nd typology for 105 m² houses

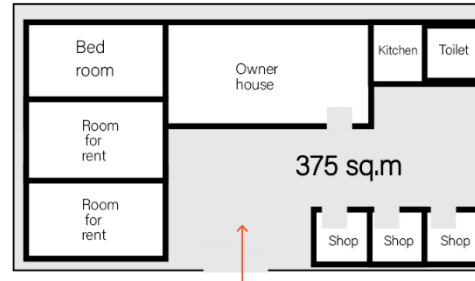


Fig 20: 375m² typology

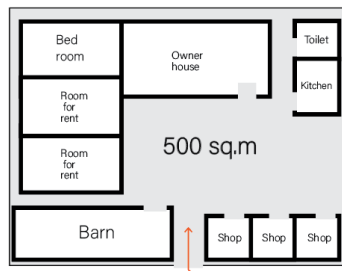


Fig 21: 500m² typology

The trend among 500 plot holders is building a barn since they have enough space to breed cats. The rooms are mostly rented by relocated farmers, who turn back to their origins in order to maintain social life. The landlords extract milk from their cattle and distribute it to the community as well as to the condominiums. Their houses are more spacious than the rest of the of the plots. Shops are supplementary income-generating programs.



Fig 22: 105 m² house



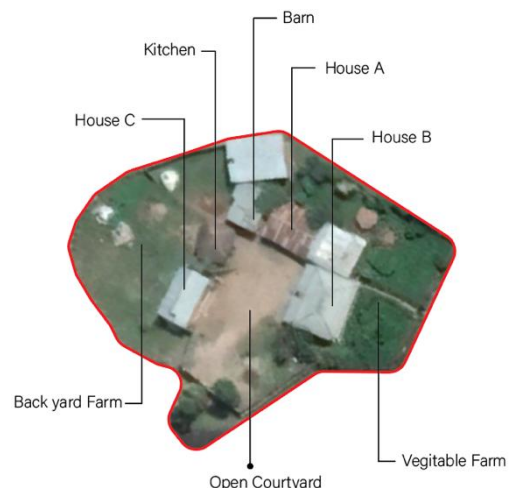
Fig 23: 105 m² house Barn



Fig 24: 105 m² house

In order to correlate elements of sustainability, other defining elements like density, housing, quality of life, social space, social institutions and problems, job opportunity, and income were studied under those pillars.

Density and Housing: The research tried to analyze the housing unit density and compare it with the housing typologies using the images. The largest size is 10 hectares, and the smallest is 1.6 hectares. And the overall housing unit density was 14 HU/he. After the land expropriation, they were compensated with small plots of land (105, 375 and 500 sq.m) accordingly. And the current housing unit density is 35 HU/He. This figure shows that the current settlement is much denser,



which is the result of the housing typology introduced after the change. The previous settlements had a random arrangement because of the plentifulness of land and the prioritization of different functions related to agriculture. Despite the regular arrangements of houses, the plots given are insufficient to accommodate the programs executed by a typical farmer. The measure they took to generate income was building rentable rooms, which introduced more residents to their compounds; thus, the density is much greater than the previous. The family size is also reduced because of the limited amount of space compared with their previous home.

Quality of life, income, and housing: The community is on a journey of adaptation and growth. The economic shifts, driven by changes in land use and housing, are creating new opportunities for income and living standards. While these changes come with their own set of challenges, they also pave the way for innovation and improvement in the quality of life, underscoring the community's capacity for resilience and adaptation.

Social spaces, social problems, social institutions, and housing: Public spaces not only fulfill everyday needs but also serve as venues for special gatherings and events. This study intricately explores the dynamic interplay between social spaces, social institutions, and communal challenges within the context of housing architecture. The architectural design of housing has a significant impact on these communal areas, creating environments where residents can converge for a variety of activities.

The housing development posed other problems for the original community. Since there are residents relocated from the inner city, there is an inheritance of culture and habits among the native members of the community. This results in the spread of peculiar social problems like begging, suicide, prostitution, addiction, etc., and the environment is also polluted by plastics and other waste they drop off. On the other hand, the integration of residents from diverse backgrounds into these new developments presents a unique opportunity for cultural exchange and the enrichment of community life. While this amalgamation may initially surface social challenges, it also sets the stage for a melting pot of traditions, ideas, and practices that can enhance community resilience and cohesion.

Job Opportunity and Enhanced Living through Housing Development: The resultant surge in employment not only addresses immediate housing needs but also lays the groundwork for sustainable economic growth, promising a brighter future for residents. Moreover, beyond the tangible benefits of job creation, the initiative has ushered in a paradigm shift in the community's well-being. It marks the dawn of a new era characterized by heightened prosperity and elevated living standards, as access to quality housing becomes more widespread. This transformative process extends beyond mere physical restructuring; it represents a holistic revitalization, encompassing economic empowerment and social upliftment. Through this lens, the housing development initiative emerges as a beacon of hope, symbolizing the collective resilience and determination of the community to carve out a better tomorrow for itself.

Diversification of employment opportunities: The advent of condominium housing marks a pivotal moment in the evolution of the local job market, heralding a significant diversification of employment opportunities for community members. With the introduction of this modern living arrangement, individuals have been presented with a spectrum of novel vocations to explore and excel in. The diversification of employment opportunities spurred by the introduction of condominium housing represents more than just a shift in the job market; it embodies a broader transformation towards a service-oriented economy. By embracing this evolution and harnessing

the collective talents of its residents, the community not only adapts to change but also thrives, paving the way for a more interconnected and resilient future.

Enhanced Income through Multifaceted Assets: The implementation of a strategic asset allocation strategy, encompassing condominium units, land parcels, and commercial spaces, has yielded a significant uptick in income for residents within the community. Among the beneficiaries are those who have been granted expansive 500-square-meter plots, a resource they've ingeniously leveraged not only for residential purposes but also as a multifaceted source of revenue generation. The strategic allocation and utilization of multifaceted assets within the community have not only diversified income streams but have also fostered a culture of entrepreneurship and innovation. By capitalizing on the unique characteristics of their surroundings, residents have unlocked new avenues for economic prosperity, laying the foundation for sustained growth and resilience within the community.

Financial Empowerment through Comprehensive Compensation: The implementation of a comprehensive compensation approach, which includes various forms of remuneration such as housing, land, commercial space, and monetary benefits, has proven to be a transformative force in enhancing the economic well-being of the community. The comprehensive compensation approach has elevated the economic status of the community, providing residents with a solid foundation upon which to build their financial futures. With multiple streams of income and assets at their disposal, residents find themselves better equipped to navigate economic challenges and pursue opportunities for growth and prosperity.

Positive community transformation: The housing development initiative has acted as a catalyst for profound positive change, catalyzing economic empowerment and fostering a renewed sense of community spirit. The positive community transformation brought about by the housing development initiative stands as a shining example of the potential for holistic and sustainable growth. Through a combination of strategic planning, community engagement, and a steadfast commitment to preserving cultural heritage, the community has unlocked new pathways for prosperity while preserving the essence of what makes it unique. As the community continues to thrive and evolve, it serves as an inspiring beacon of hope for other regions seeking to achieve similar levels of success and vitality.

SUMMARY OF FINDINGS, CONCLUSIONS AND RECOMMENDATIONS.

Summary of findings

Before the agricultural land appropriation, farmers' livelihoods were intricately woven into the fabric of communal life, characterized by robust social networks and cooperative practices such as Eder (community labor exchange), Ekub (rotating savings and credit associations), and Mahber (community associations). These communal traditions not only fostered solidarity but also provided vital support systems for individual farmers and their families.

Economically, agriculture formed the backbone of their livelihoods, with farming activities ranging from staple crop cultivation to beekeeping and animal husbandry. These agricultural pursuits were not only sources of income but also intrinsic to their cultural identity and way of life.

Despite limited environmental disruption from urban development, the ecological equilibrium was compromised by various challenges. Inadequate drainage systems and the lack of proper

sanitation facilities resulted in unsanitary living conditions, posing health risks to the community. The absence of sewage systems and piped water necessitated arduous journeys to distant, often contaminated water sources, further exacerbating health concerns and contributing to the perpetuation of poverty cycles.

Spatially, farmers' dwellings were characterized by modest, yet functional, structures constructed from locally available materials such as wood and mud. These dwellings often accommodated both human inhabitants and livestock, as dedicated shelters for animals were scarce. The living spaces, including dining and kitchen areas, were typically integrated into a single structure, with sleeping quarters sometimes situated outdoors to maximize space utilization.

Interestingly, the expansive compounds surrounding their dwellings served as versatile spaces for agricultural activities, including the cultivation of edible crops and poultry husbandry. This integration of domestic and agricultural functions within the spatial confines of their homes underscored the holistic nature of their livelihoods, where the boundaries between home and farm blurred, reflecting a deeply rooted connection to the land and a sustainable approach to rural living.

In the case of the Koye Feche Condominium project land appropriation has been framed by the government as a part of urban development and housing initiatives to address the city's rapid population growth and housing shortage. While land appropriation often has negative connotations due to the displacement and loss of livelihoods it can cause, there have been some potential positive impacts on the livelihoods of farmers in this specific context:

5.3.1 Compensation and Resettlement:

Farmers affected by the Koye Feche Condominium project have been provided with compensation and resettlement packages. This can include monetary compensation, alternative land, or housing units in the new condominiums. This resulted in improved living conditions and opportunities for economic advancement.

The compensation approach, as part of the urban development plan, is intended to offset the impact of land acquisition on the farming community by providing condominiums and smaller plots of land. However, the findings indicate a number of critical issues and misalignments between the compensation provided and the farmers' actual needs and lifestyles.

Type of Compensation:

Monetary Compensation: Farmers whose land is appropriated for the new development received monetary compensation based on the market value of their land. This compensation aims to provide farmers with financial resources to rebuild their lives and livelihoods. However, the adequacy and fairness of monetary compensation can be a contentious issue, as it may not always reflect the true value of the land or the potential income lost due to the land appropriation. 2,971,292.5 the maximum birr given and 11594.15 the smallest birr compensated for all kinds of land which are Agricultural land , grazing land , forest land and Housing.

The other form of compensation is allocated to collectives of farmers who organize into groups of ten. These groups submit proposals detailing the specific ventures they wish to undertake. Upon approval, each group receives 1 million Ethiopian Birr as a grant and an additional 1 million Ethiopian Birr in the form of a loan, along with a designated

workspace. Many of these groups have opted to focus on cattle breeding, while others have chosen to specialize in woodworking and metalworking projects.

Alternative Land: farmers are also offered alternative land as compensation for the land taken for the condominium project. This alternative land can enable farmers to continue their agricultural activities and maintain their livelihoods. However, the suitability and productivity of the alternative land are crucial factors that can impact the farmers' ability to sustain their livelihoods effectively.

Size of Compensation:

- The compensation land plots vary in size from 105 square meters to 500 square meters. This range indicates a variety in the compensation being offered, potentially based on the original size of the land owned, the value of the land, or the status of the individual farmers.
- This compensation represents a significant reduction in space compared to their original land holdings. Typically, agricultural land owned by farmers spans across much larger areas necessary for crops, livestock, and other farming activities. The reduction to plots as small as 105 sqm drastically limits the type of agricultural activities that can be conducted, impacting the farmers' ability to maintain their traditional agricultural-based lifestyle.

Housing Units: All affected farmers are provided with housing units in the new condominiums developed as part of the project. This resulted in improved living conditions for farmers, especially because the new housing units offer better amenities, infrastructure, and access to services compared to their previous homes. From One bedroom to three bedroom condominium are given to the farmers However, the transition to urban living and adjusting to a new environment can pose challenges for farmers accustomed to rural lifestyles.

Job Opportunities: The construction and development of the new condominium project have generated significant job opportunities for local residents, including farmers who have lost their land due to the project. This development-driven employment serve as an alternative source of income and livelihood for those affected by the land appropriation, potentially mitigating the economic impacts of land loss and providing opportunities for skills development and career advancement. The diverse range of job roles required for the construction, operation, and maintenance of the condominium project, such as laborers, craftsmen, technicians, and administrative staff, offers a variety of employment options that cater to different skill sets and experiences within the local community. Additionally, the influx of investment and development associated with the project can stimulate economic growth in the surrounding areas, leading to the creation of ancillary businesses and services that further contribute to job creation and income generation for local residents.

Infrastructure Development: The Condominium project embodies a comprehensive overhaul of urban infrastructure, entailing the establishment of essential amenities including roads, utilities, and public facilities. This ambitious endeavor not only aims to redefine the urban landscape but also heralds a transformative shift in the socio-economic fabric of the region. By meticulously

planning and constructing new thoroughfares, utilities, and communal spaces, the project endeavors to forge a modern urban environment that fosters connectivity, efficiency, and inclusivity.

Central to the project's ethos is the enhancement of accessibility to vital services and markets, a prospect that holds profound implications for local farmers and their agricultural endeavors. With improved transportation networks and logistical infrastructure, Moreover, enhanced connectivity to urban markets presents lucrative opportunities for farmers to expand their consumer base and diversify their revenue streams, thereby fortifying the economic resilience of rural communities.

Beyond the realm of commerce, the project's emphasis on augmenting public facilities and services signifies a commitment to enhancing the overall quality of life for residents, including farmers. Access to healthcare, education, and communal amenities not only fosters social cohesion but also imbues communities with the resilience and capacity to thrive amidst dynamic urban landscapes. Furthermore, the integration of sustainable urban design principles ensures that environmental considerations are seamlessly woven into the fabric of urban development, thereby mitigating ecological impacts and safeguarding natural resources for future generations.

In essence, the new development represents a paradigmatic shift in urban planning and development, epitomizing a holistic approach that transcends mere infrastructure construction to engender enduring socio-economic benefits for all stakeholders, including the agrarian communities whose livelihoods stand to be positively impacted by the project's far-reaching initiatives.

Urbanization and Market Access: The initiation of the condominium project heralds a paradigm shift in the urban landscape, accompanied by a confluence of infrastructural developments poised to catalyze urbanization and engender profound implications for local agrarian communities. As the project unfolds, the meticulously planned infrastructure, ranging from transportation networks to commercial hubs, serves as a linchpin for the burgeoning urbanization process, fostering a dynamic urban ecosystem ripe with opportunities and possibilities.

Central to this transformative trajectory is the unprecedented surge in market accessibility facilitated by the condominium project's strategic positioning and integration within the urban fabric. The newfound proximity to urban centers not only shrinks geographical barriers but also engenders unparalleled market access for farmers, propelling them into the nexus of commercial activity. Empowered by this newfound accessibility, farmers are poised to capitalize on burgeoning urban demand, leveraging their agricultural produce as lucrative commodities within urban markets. This paradigm shift not only augments the commercial viability of agrarian enterprises but also heralds a seismic shift in the economic landscape, as farmers pivot towards diversified income streams, thereby fortifying their socio-economic resilience and bolstering their livelihood prospects.

Moreover, the flourishing nexus between urban centers and rural hinterlands catalyzed by the condominium project fosters a symbiotic relationship between urban consumers and rural producers, epitomizing a paradigm of sustainable economic interdependence. By bridging the urban-rural divide, the project lays the groundwork for a vibrant ecosystem characterized by robust supply chains and seamless market linkages, transcending geographical constraints to forge a cohesive economic landscape underpinned by mutual prosperity and shared opportunities.

In essence, the condominium project's transformative impact extends far beyond mere infrastructural development, representing a watershed moment in the socio-economic evolution of agrarian communities. By unlocking unprecedented market access and fostering symbiotic urban-rural linkages, the project heralds a new era of prosperity and opportunity, empowering farmers to chart a course towards economic self-sufficiency and societal advancement amidst the dynamic tapestry of urbanization and progress.

While finding the above positive aspects there also is a gap which are listed below

Reluctance to Transition to Condominium Living: The farmers show hesitation or unwillingness to move into condominiums. This reluctance is deeply rooted in the significant lifestyle changes that such a move entails. Contrary to their spacious, rural settings conducive to farming and livestock rearing, condominiums are typically located in more urban areas and offer limited space, making them unsuitable for agricultural activities. This represents a dramatic transition from their known way of life to one that is likely foreign and intimidating.

The agrarian lifestyle is more than just farming; it encompasses a way of life, community, cultural practices, and a level of autonomy over one's living space and sources of livelihood. Transitioning to an urban condominium setting disrupts these aspects, leading to resistance among the farmers, who may find the new environment incompatible with their skills, preferences, and social needs.

Financial Challenges Associated with New Housing: The financial challenges mentioned refer to the additional costs that the farmers face once they move into the condominiums. Specifically, the inability to afford the finishing work required for the condominiums is highlighted. This could involve expenses related to interior design, plumbing, electrical installations, and other necessary living amenities that the condominiums lack upon initial handover.

These financial burdens add to the farmers' stress and reluctance. They are likely already dealing with the loss of their primary income source (farming), and they may not have the savings or additional income to cover these unexpected costs.

Dissatisfaction with New Living Conditions: One of the primary and prominent factors that appear to contribute to this decision to leave and sell their properties is the dissatisfaction, discontent, and discomfort experienced by residents with the new living conditions, amenities, facilities, services, and infrastructure provided within the condominiums and the surrounding urban environment. Residents may encounter various issues, challenges, and concerns related to the quality, design, layout, functionality, maintenance, management, accessibility, affordability, safety, security, privacy, comfort, and suitability of the condominiums, which may not meet their expectations, preferences, needs, aspirations, and standards for a satisfactory, fulfilling, and enjoyable living experience.

Struggle to Adapt to Non-Agricultural Urban Lifestyle: Another significant and critical factor that contributes to the decision of residents to leave and sell their properties is the ongoing struggle, difficulty, and challenge they face in adapting, adjusting, and transitioning from their traditional, agrarian, rural, and agricultural lifestyle, livelihoods, practices, routines, and rhythms to a modern, urban, non-agricultural, and industrialized lifestyle, livelihoods, activities, environments, and contexts. Residents experience various forms of cultural, social, economic, psychological, and behavioral challenges, shocks, stresses, and disruptions as they navigate, negotiate, and reconcile the differences, contrasts, and contradictions between their traditional, agrarian, rural, and agricultural identities, values, beliefs, norms, customs, traditions, practices, and ways of life, and the new, modern, urban, non-agricultural, and industrialized identities, values, beliefs, norms, customs, traditions, practices, and ways of life prevalent and predominant in the condominiums and the surrounding urban environment.

Lifestyle Incompatibility: The transition of farmers to urban condominiums poses significant challenges due to the mismatch between their rural lifestyle and the urban environment. While condos offer amenities suited for city living, they don't meet the farmers' needs rooted in agriculture and countryside traditions.

When farmers' agricultural land and housing are ceded for urbanization, they often employ various coping mechanisms to adapt to the changes and mitigate the impacts on their livelihoods. Some of these coping mechanisms include:

Denial of Key Changes vs. Acceptance of Reality: The respondents' initial denial of key changes is a natural reaction to the loss of their traditional way of life and the shock of transitioning to a completely different living environment. However, as they settle into their new circumstances, their perspectives shift as they find aspects of their new lifestyle that they appreciate.

This change in perception could also be influenced by community dynamics, where shared experiences with neighbors and other relocated individuals assist in gradually accepting and adapting to the new living conditions.

Diversification of Livelihoods: Facing loss of land and homes to urbanization, farmers diversify their livelihoods beyond traditional agriculture. They explore non-farming jobs like construction and retail, using their skills to adapt. Entrepreneurial farmers start ventures from crafts to services, embracing change with resilience and creativity. This shift reflects human adaptability, as farmers navigate urbanization's challenges to forge new paths of empowerment and innovation.

Participation in urban agriculture: In the urban landscape, farmers embrace urban agriculture, cultivating gardens and community spaces amid the condominiums. Beyond growing crops, they find economic opportunities, sustaining their livelihoods and fostering community connections. Their efforts symbolize resilience, sustainability, and harmony, enriching urban life with rural traditions amidst bustling streets and towering buildings.

Employment in the urban sector: Amidst urban development, farmers are transitioning from fields to various jobs like construction, driving, and service industry roles. They're adapting to

city life, embracing new opportunities. Their resilience and resourcefulness enable them to carve out a niche in urban sectors, contributing to the city's vibrancy.

Support from the Government: With government backing, farmers are revitalizing agriculture amid urban development. They've formed groups, accessing grants and loans, to revive traditional practices like animal husbandry. A significant financial package from the government, comprising both grants and loans, is empowering them to invest in resources and infrastructure. Together, they're ensuring farming traditions endure despite urbanization, aiming for resilience and prosperity.

Conclusions

The transition from rural agrarian life to peri-urban existence has evoked a complex blend of emotions among farmers, characterized by a sense of loss for their former way of life alongside a cautious optimism for the possibilities of the future. While grappling with the disappointment of losing their cherished farmlands and the familiarity of their old routines, farmers have also begun to discern positive shifts in their quality of life, Better health, Enhanced access to transportation, Multiple ways to income generation, increased job opportunity , Getting better Education and also being economically well, enhanced security, Access to clean water and increasing usage of energy.

In the bygone era, farmers were deeply rooted in agricultural pursuits, deriving sustenance from crop cultivation, livestock husbandry, and market-oriented agricultural endeavors. Concurrently, many supplemented their incomes through diverse non-agricultural activities such as entrepreneurship, private sector employment, domestic labor, or street vending. Despite the newfound opportunities, a prevailing sentiment among the older generation of farmers is a longing for the relative stability and prosperity they experienced prior to urban expansion.

While it is heartening to note that all respondents now boast at least one income source, the reliance on traditional agricultural practices persists, with many farmers continuing to till the soil, manage small businesses like (Tella , Arke) or engage in daily wage labor. Notably, 87% peri-urban communities have diversified their economic activities to include non-agricultural sectors such as construction, daily wage labor, street vending, and micro-enterprises. However, the demographic landscape has undergone a seismic shift, with the number of farming-dependent households dwindling in the wake of urbanization, signaling a pronounced shift towards alternative sources of income.

In aggregate, notwithstanding the recent alterations, farmers find themselves accruing increasing benefits through successive compensation packages, demonstrating both adaptability and resilience in acclimating to the evolving landscape of new development.

Recommendations

Given the complexities and diverging perspectives on the compensation provided to farmers affected by urbanization, it is essential to formulate recommendations that address both the farmers' concerns and the broader objectives of urban development. Here are some recommendations, taking into account the impact of urbanization on the farmers who originally inhabited the area:

Comprehensive Needs Assessment: Conduct a thorough needs assessment that actively involves the affected farmers in identifying their specific needs, skills, and preferences. This will help tailor compensation packages more closely to individual and community requirements, ensuring that they are both acceptable and beneficial.

Flexible Compensation Packages: Develop flexible compensation packages that offer a variety of options to suit different needs and aspirations. This could include a combination of housing, financial support, vocational training, and opportunities for alternative livelihoods, such as cattle breeding, woodworking, or metalworking, as preferred by the farmers. This will help the government use the money for other places where new development will be held without overloading compensation one on top of the other.

Skill Development and Training: Implement skill development and training programs to equip farmers with new skills that are relevant to urban living and alternative livelihoods. This can facilitate their transition to new occupations and enhance their adaptability to changing circumstances.

Community Engagement and Participation: Foster the active participation and engagement of the affected farmers in decision-making processes related to urban development projects. This can help build trust, foster a sense of ownership, and ensure that their voices are heard and considered in the planning and implementation stages.

Monitoring and Evaluation: Establish a robust monitoring and evaluation framework to regularly assess the impact of urbanization on the affected farmers and adjust compensation and support mechanisms accordingly. This will help identify any gaps or shortcomings in the current approach and enable timely interventions to address emerging challenges.

Counseling: Counseling services are essential for the farmers, as many of them lack the requisite knowledge and skills to effectively manage and allocate their compensation funds. This deficiency in financial management appears to be a significant contributing factor to their dissatisfaction with the new development initiatives. Had the farmers received comprehensive counseling on financial planning and investment strategies, coupled with guidance on identifying their strengths, capabilities, and areas of expertise, they could have made more informed and strategic decisions. By investing in and leveraging their specific skills and interests, the farmers would likely have been better equipped to capitalize on opportunities and navigate the challenges associated with the transition to new development projects. Therefore, counseling services are imperative for enhancing their financial literacy, decision-making abilities, and overall effectiveness in adapting to and benefiting from the new development initiatives.

Cultural and Social Integration: Promote cultural and social integration initiatives that facilitate the integration of the affected farmers into the new urban communities. This can help preserve their cultural identity, foster social cohesion, and minimize potential social conflicts arising from the influx of new residents.

In conclusion, addressing the impact of urbanization on farmers requires a holistic and participatory approach that considers their unique needs, skills, and aspirations. By implementing the above recommendations, urban development projects can ensure more equitable, inclusive, and sustainable outcomes for the affected farmers, facilitating their successful transition to new living conditions and livelihood opportunities.

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