

**Addis Ababa University**  
**College of Business and Economics**  
**Department of Public Administration and Development Management**



Urban Redevelopment Challenges in  
Addis Ababa City Administration:  
The Case of Kirkos Sub-city

By  
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June, 2018  
A.A.U

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A thesis submitted to the Department of Public Administration and Development Management of Addis Ababa University in partial fulfillment of the requirements for the Degree of Masters in Public Management and Policy (MPMP).

June, 2018

Addis Ababa, Ethiopia

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This is to certify that the thesis prepared by Rebecca Admassu entitled “*Urban Redevelopment Challenges in Addis Ababa City Administration: The Case of Kirkos Sub-city*”, which is submitted in partial fulfillment of the requirements for the Degree of Masters in Public Management and Policy (MPMP), complies with the regulations of the University and meets the accepted standards with respect to originality and quality.

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## ***Abstract***

*The thesis' motive was to assess the urban redevelopment challenges in Addis Ababa City Administration: focusing on Kirkos Sub-city. In order to get answers to the raised questions in the research, both quantitative and qualitative data collection methods were applied. The primary sources on the basis of field work and the urban renewal related offices as well as the relocation sites, and secondary data from different records supplemented the analysis at all levels. The study findings revealed that due to urban renewal projects, urban dwellers were challenged by losing their social and informal interactions, business ties, locational advantages and jobs, and sufficient compensation payments for their losses. Furthermore, the socio-economic crises because of fenced, idle & vacant plots to the country which were occurred mostly due to implementation problems and incompatible policies with the current situations that affect citizens' daily lives also discovered. The thesis recommends finally the constant revision of policies, regulations and directives in order to meet citizens' essentials that avoid their sufferings, to enhance the means of employment opportunity in the relocation sites and help in restoring their lives. In addition, it recommends narrowing the knowledge gap of the implementer for the laws to be implemented properly and to avoid the development activities delays on the ground.*

**Key words:** *Policy, implementation, socio-economic, challenges, relocatees, evictions, relocations, livelihood and restoration.*

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## ABBREVIATIONS AND LOCAL TERMS

AACA	Addis Ababa City Administration
AU	African Union
BIRR	Ethiopian Currency
E.C.	Ethiopian Calendar
EDIR	Traditional Institution to support mourning and funerals
EKUB	Socio-Economic Traditional Institution
EU	European Union
FDRE	Federal Democratic Republic of Ethiopia
Gulit	Local Market in Ethiopia
K/Ketema	Sub-City
I.E.	That is
K.M.	Kilometers
LDP	Local Development Plan
PASDEP	Plan for Accelerated and Sustained Development to End Poverty
RPF	Resettlement Policy Framework
SMSE	Small & Medium Scale Enterprises
SP	Structure plan
SPSS	Statistical Package for Social Science
UDH	Ministry of Urban Development and Housing
ULDMP	Urban Land Development and Management Policy
UN-ECA	Economic Commission for Africa
<b>UN-HABITAT</b>	United Nations Human Settlements Programme
WEREDA	The smallest administrative unit in Addis Ababa (Local government)
Yekebele Beto-	Houses given by the government to low-income households

# Chapter One

## 1. Introduction

### 1.1. Background of the Study

Urban redevelopment is the process of renewing cities when they face major problems, from poverty to pollution, when urban services are difficult to be provided due to obsolete infrastructure and when the inequality gap is widening, it is the process of clearing slums, upgrading and revitalizing the city. However, some argue that urban redevelopment is not only about physical city renewal, infrastructure and image building, it is beyond, it could be about jobs, investment and access to skills and opportunities, and it's the engine for economic growth of a city (Tsenkona, 2002). Modern attempts at renewal began in the late 19<sup>th</sup> century in developed nations, and experienced an intense phase in the late 1940s under the rubric of reconstruction. The process has had a major impact on many urban landscapes, and has played an important role in the history and demographics of cities around the world. Urban renewal involves the relocation of businesses, the demolition of structures, the relocation of people, and the use of eminent domain (government purchase of property for public purpose) as a legal instrument to take private property for city-initiated development projects. ([https://www. Wikipedia](https://www.Wikipedia), the free encyclopedia December, 2017).

Urban renewal has its own strategy that helps implement governmental policies through decrees/proclamations to address the problem of urban decays and to improve the living conditions of residents in dilapidated urban areas. Hence, the Ethiopian Government Proclamation No 455/2005 in its preamble stipulates that “land redevelopment for the construction of dwelling houses, infrastructure, investment and other services ..., given the rapid growth of urban centers and increase of their inhabitants”. Article 40 of this plan uses the term “urban redevelopment” involving urban renewal, upgrading and land re-allocation. Furthermore, 2005 National Urban Development Policy (UDP), the 2010 Urban Land Development and Management Policy (ULDMP) and the 2008 Resettlement Policy Framework (RPF) issued by the government to address land use are: planning, value and information, settlement regularization, urban renewal, compensation, eviction and rehabilitation.

The Ethiopian Government decided to regenerate Addis Abeba City through its development policies not more than two decades targeting to narrow the gap of inequality, to improve living standard, to revitalize the capital that is suitable providing urban services to its dwellers as well as to different international organizations (as it is well known, Addis Ababa is the Headquarter of the AU (African Union), UN-ECA (Economic Commission for Africa), the EU (European Union) and Embassies. The Addis Ababa City Administration which is responsible for these huge projects delegated responsibilities to its Ten (10) Sub-cities to facilitate the implementation of these policies.

This thesis is therefore tries to assess how the Ethiopian urban redevelopment policies are being implemented, the challenges of implementations, implementation gaps and how it affects the urban dwellers. The thesis focused on the Addis Ababa City, particularly the Kirkos Sub-city due to its massive renewal projects.

## **1.2. Statement of the Problem**

Following the Addis Ababa City Administration's directives in revitalization of the city, considerable renewal initiatives have been popped up in a highly increasing manner that caused expropriation of lands, evictions and relocations of dwellers and businesses, resettlements, compensation payments, investments, building and road constructions, housing projects etc. When it started in 1990s, urban renewal initiatives in old inner city areas were focused on private investments and commercial activities at the cost of residential units motivated by high value of inner city land (Ashnafi, 2000). As cited in his dissertation (Siraj, 2016) the AACA had started Grand Housing Program in 2004 to gradually replace dilapidated Kebele houses.

The Addis Ababa City Administration (AACA) currently launched different projects related to redevelopment in its ten Sub-cities, and one of them is Kirkos Sub-city. In this Sub-city, evictions and relocations have been executed for the purpose of private investments, road constructions and other developmental projects *i.e.* presidential hotels, green area projects, parking lots, feeder roads etc. However, after dwellers evictions from inner city to peripheral areas, the land freed from the people are just being fenced and left out vacant without any activities for years, and they simply became a trash gathering places that resulted environmental pollution as well as urban crime. The indications are the existing gap

between the policies and the implementations for the initiatives to get started and being realized within a reasonable periods of times.

The renewal regarded relocation of residents to peripheral areas as the only option to modernize these areas with no concern for maintaining its residents. It thus resulted in large scale eviction and relocation of the poor to the out skirts and had disrupted their livelihood and social support system (UN-Habitat, 2007). Excluding the community's participation also another problem in the renewal projects. "Despite the existing policy and legal measures, renewal projects were marred by the absence of bottom-up participatory decision making where the process was not transparent" (Bacry et al, 2009). If at all available, it respected only the right to information sharing (*Ibid*).

In regard of compensation, the AACA carried out renewal projects without clear regulations for compensation and rehabilitation (Belachew, 2010; Ezana, 2011). This may expose them to forced evictions. Most relocated households were paid little or no compensation (Matewos et al, 2011). Residents also could not afford the subsidized condominium units offered as replacement accommodation (Gittleman, 2009). Eviction and relocation to peripheral areas also impoverished and marginalized the affected communities (Berhanu, 2006).

Few studies have been conducted on Urban Renewal Challenges. However, most of the studies focused on the effect of inner city renewal on low income households, livelihoods and social capital (Birhanu, 2006; Gebre, 2008; Abebe, 2010), but there is limited research on the urban renewal policies implementation challenge which causes idle and vacant urban spaces without any activities for years after dislocation of urban dwellers. Furthermore, the kinds of problems relocatees face due to urban redevelopment projects. Even though the previously done researches studied urban renewal challenges' effect on relocatees, the time gap should be filled and refreshed with the current situations on the new settlements.

Therefore, there is a need to understand redevelopment from government and urban dwellers perspectives to assess the nature and consequences of urban redevelopment projects specially where there are no enough studies conducted in light with the implementation challenges, problems in realization of renewal projects within a reasonable periods of time, as well as urban dwellers problems they are passing through for the sake of these renewal initiatives focusing on the Kirkos Sub-city.

### **1.3. Objectives of the Study**

#### **1.3.1. The General Objective**

The general objective of the study is to assess and understand the challenges of urban redevelopment projects implementations from government side and the effect of these challenges on urban dwellers within the context of social, economic and psychological problems.

#### **1.3.2. The Specific Objectives:**

- 1) To investigate and explain the actual problems of relocatees in the relocation areas and matters related to settlement, compensation, social values as well as economic status;
- 2) To review urban redevelopment policies and their implementation procedures by the implementer body and gap of implementation;
- 3) To examine the challenges of renewal projects in light with the obstacles, which hurdle the commencement of the development activities, before and after obtaining cleared land from the government, by the developer.

### **1.4. Research Questions**

Depending on the above objectives, the following research questions guide the research:

- 1) Do evictees and relocatees to peripheral areas participated in the decision making process? What did they lose because of these renewal initiatives? Were they compensated properly equivalent to what they have been expropriated? And what are their actual statuses?
- 2) What are the implementers' problems in implementing the policy?
- 3) What are the urban renewal initiatives challenges to be accomplished within the planned development periods by the developer?

### **1.5. Significance of the Study**

Urban redevelopment is a very important and unavoidable activity if a country needs to be changed and grown. Countries take decisions and risks to demolish old city structures, disruption of normal day to day businesses, and purchases of private properties for these renewal initiatives purposes. Hence, the urban renewal projects in Addis Ababa City have accomplished different tasks with the direction of urban development policy, and remarkable gains scored so far. However, there is a significant gap between the projects accomplishment and the existing problems. Therefore, it is important to investigate problems on the ground and offer certain contributions by providing new insights that helps improving the implementation procedures. Furthermore, the study might contribute to the literature related to the Urban Redevelopment initiatives, as well as, it could be an input to the decision makers in the policy making process that embraces people's interests to be included in the policies.

### **1.6. Scope of the Study**

The Scope of this research in terms of theme is limited to the challenges of Urban Redevelopment projects, in the context of development projects' activities delays, policies' implementation challenges and the assessment of relocatees problems due to the renewal initiatives. In terms of geographical locations, there are three reasons for evictions and dislocation related to the renewal projects a) Investment b) road construction c) governmental institutions expansions. Hence, among the sites for investment purposes, the study limits to the relocated households from the African Union Number two to Felegeyordanos school, and also those which are given away to developers, from Flamingo surroundings to Temesgen Project (Debrework building) around Mexico. The other sites are those which are engaged in road constructions, the households relocated from Wolosefer to Atlas, Bulgaria Matoria to Gazebo (Dembel City Center), Meskel Flower to Gazebo sites. The study also covers sites which are given away for governmental expansions, the households relocated from *i.e.* Ghandi Hospital expansion, Addis Ababa Transportation around Casanchis behind the Hilton Hotel. Kirkos Sub-city has numerous redevelopment projects. Therefore, the study narrows only to the above renewal projects in order to

accurately collect the data that could be a model to the rest of the Sub-city renewal projects, and their consequences on the surrounding dwellers that are low-income households as well as the sites where they were resettled *i.e.* Yeka Ayat Number two, Bole Arabsa, and Bole bulbula sites.

### **1.7. Limitations of the Study**

The limitation of the study is that the violation of civil rights, related to urban renewal, which exists enormously in the process of implementing the initiatives with or without awareness, or reluctances, was not covered. Citizens are suffering due to unprotected rights in the process of dislocation. The Ombudsman offices deal with the human rights issues and it needs critical analysis and assessments as well as experts' opinions in order to conduct the research in this area. Hence, the scope of the study didn't allow undertaking a study on the issue.

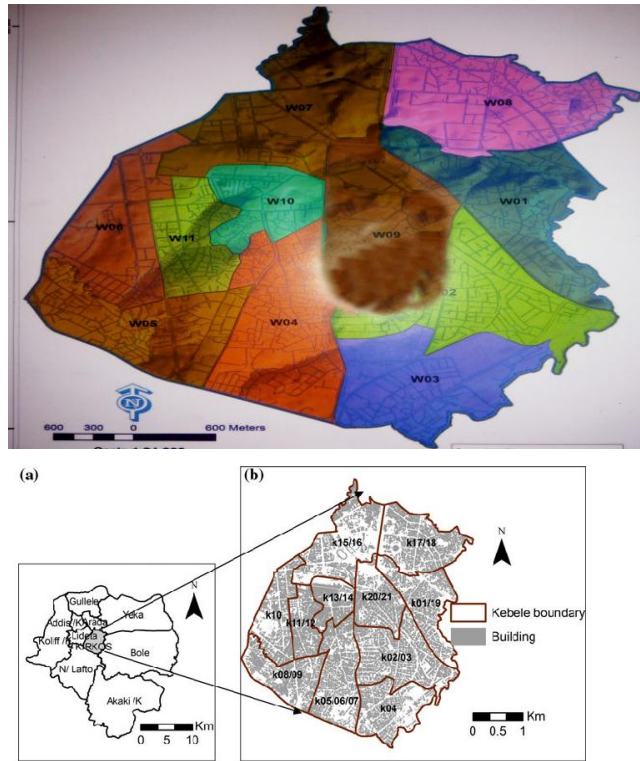
### **1.8. Organization of the Study**

The purpose of this study is to assess the process of urban renewal in Addis Ababa City and its challenges of implementation as well as its influences on city dwellers. It is organized into six chapters. Chapter one provides the introductory part of the research covering the background of the study, statement of the problem, objectives of the study that embraces the general and specific objectives followed by research questions, Scope and limitations of the study, the significance of the study and description of the study area. Chapter two reviews the related literature on Urban Renewal initiatives in Ethiopia and international experiences (theoretical and empirical). The third part presents research methodology, research approach, research design, population & Sampling technique, data source and types, data collection tools, procedures, sample size and data analysis. Chapter four provides data presentation, analysis and interpretations. Chapter five contains summary of findings, conclusion and recommendations.

### **1.9. Description of the Study Area**

Kirkos Sub-city is one of the 10 Sub-cities in Addis Ababa City Administration. It was established on May 1, 1995 E.C. It covers the area of 1464.72 hectares. It is situated in the Central Part of Addis Ababa, bounded from South by Nifas Silk Lafto and Bole, from West

by Lideta, from East by Bole and from Noth by Arada and Yeka. At present, the Sub-city is divided into 11 Weredas 41 Sub-weredas, 146 Sefers, and 474 Blocks.



*Kirkos Sub-city Map*

### 1.9.1. Population Size and Density of Kirkos

According to 2007 census, the total population within this Sub-city is 220,991 which are 8.07% of the entire population of the city. From the total population 103,314 are males while 117,677 are females. Lots of people live in Wereda 04 with population number of 25,450 which is 12.87% of the Sub-city population, and relatively few people live in Wereda 06 with a population number of 11,042 which is 5% of the Sub-city population. The densely populated Wereda in the Sub-city is Wereda 10 with population density of 331.83peoples/hectare and the least densely Wereda is Wereda 07 with population density of 90.6peoples/hectare. Averages of 150.88 people in each hectare area of the Sub-city which makes Kirkos the 4<sup>th</sup> densely populated Sub-city in Addis.

## **Chapter Two**

### **2. Literature Review**

Urban renewal is a phenomenon that ages only two decades in Ethiopia, following these initiatives, few studies and researches have been conducted so far. Therefore, related literature review part in this study proposes to discuss the theoretical and empirical studies conducted nationally and internationally that support the raised issues in this study. Essential elements of the research that will be reviewed are process, policies, implementation procedures and their manifestation, and some urban renewal proclamations and regulations. In addition, eviction and relocation practices and their influences on the urban dwellers, as well as the analysis of some related research work at national and local level project. This section is organized into two parts, the first part consists the definition and rationales of Urban Redevelopment and its importance, possible challenges of urban redevelopments, implementation policies, rules and regulations. The second part consists of the Urban Redevelopment implementation practices and consequences on the urban dwellers from national and international experiences.

#### **2.1. Definitions of Urban Redevelopment**

Urban redevelopment has multiple interchangeable terms which are used under the context of different urban centers, among these terms; urban renewal is the most common used term for urban redevelopment. Urban renewal definitions are different based on the assumptions and policies directions they need to address, some may focus on the physical aspect, while others focus on social and economic aspects. Scholars have given different definitions of urban redevelopment, among these definitions, a contextual definition shall be developed that fits to this paper.

According to (Robert et al, 2000), urban renewal is a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change.

Urban renewal is an improvement that includes a wide range of action such as, modernization repair and maintenance of building and infrastructure, the improvement of

urban environment, the upgrading of social and commercial services and related facilities, and preservation of architectural and cultural heritages (Ashenafi, 2001). The term 'urban renewal' has three different meanings: Renewal- the demolition, clearance and construction of a whole area (*ibid*);

Urban renewal involves the reuse of land for new purposes, rehabilitation of structurally sound buildings that have deteriorated or lost their original functions, and conservation a protective process designed to maintain the function and quality of an area, for instance, by requiring or assisting adequate maintenance while preventing inappropriate development or uncharacteristic changes in the use of land and buildings. (Balchin et al, 2000).

### **2.3. Urban Redevelopment Rationales**

The rationales of urban renewal are related with the problems of urbanization. Urban centers growth could bring economic prosperity and increase standard of living. However, urban development pattern affects urban centers through renewal strategies. The major causes of urban renewal which are manifested in most urban centers are discussed below:

#### **2.3.1. Physical Obsolescence**

One of the most obvious manifestations of the urban problem is the physical obsolescence of cities and towns. In situ decay, the functional obsolescence of buildings, dilapidated sites, outdated infrastructure and the change accessibility of requirement of users of urban areas are indications of physical obsolescence (Robert and Sykes, 2000).

#### **2.3.2. Economic Transition**

Urban centers are the main actors which host dynamic activities and continuous changes that could be major economic forces and reasons for their developments *i.e.* industries, transport, information and services. Therefore, urban centers need to adapt themselves with the continuous changing world. Adaptation and replacement of buildings are mainly due to economic pressure than physical deterioration (Balchin et al, 2000). Therefore, inner city area, which was once active, could be totally obsolete unless it adapts to the changing demands. In the process, economic development could lead to expansion of business and hence the competition for inner-city land will be intensive.

### **2.3.3. Social and Community Issues**

Inner city decline brings effects that have direct impact on the livelihood of the individuals. The problems in inner cities, congestion, substandard unsanitary houses where the poor who have no choice left on derelict and old part of the city. As the communities become more marginalized, the empty buildings and space encourages vandalism and crime (Rogers and Power, 2000).

### **2.4. Urban Redevelopment Approaches**

There are different types of urban redevelopment approaches that are used according to the context of the urban centers. There are two types of urban redevelopment mostly used in different urban centers. Private sector urban renewal and public sector renewal (Ashenafi, 2001).

- a) Private sector urban renewal - It is a market force drive that forces the private sector when there is effective demand for changing existing uses for intensive uses or other different uses.
- b) Public Sector Renewal - It is mostly concerned with areas that could not be covered by market forces such as opening of roads (Ashenafi, 2001).

### **2.5. Modes of Urban Redevelopment Implementation**

Countries implement different kinds of urban renewal projects mode that fit their local context. Some modes of employment, which are frequently used, are discussed here:

#### **2.5.1. Government**

This kind of urban renewal implementation mode is very much common in developing countries and in a country where there is no free economic system. The government carries out every task of the renewal project in the inner city. Planning, budgeting and financing, identifying the areas that should be developed, coordinating the relocation of people, clearing urban spaces for investment, calling for potential investors and facilitating as well

as negotiating and signing agreements, etc. are the government role in the urban renewal projects.

### **2.5.2. Partnership**

Incorporating organizational or institutional capacities and resources of different actors and agencies such as government, public, private, communities and agencies (Robert and Skies, 2000) explains why partnership is preferred in solving the wide range of social, economic and environmental issues: The multidimensional and complex nature of urban problems requires integrated, coordinated and multifaceted strategies involving a wide range of actors. The levels of package expected from urban renewal practices are many: finance, education, business development and social provision. Partnership perceived to be the most effective vehicle for achieving these goals. Advocates of partnerships argue that, because they offer greater involvement by all sectors in the decision-making process, they are seen to be an inherently more efficient and equitable way of allocating public funds.

The principles of partnership generally focused on the capacity of the partners to adapt to changing conditions: Political, economic and commercial, clearly perusing well determined strategic objectives, while retaining the ability to adapt technically to overcome impediments and obstacles (Robert and Skies, 2000).

Robert et al, 2000, discuss different kinds of partnerships in relation to urban renewal:

- 1) The synergy model- that combines the knowledge, resource, approaches and operational culture. It enables the partner organizations to achieve more than what they used to before.
- 2) The budget enlargement model – Partners get additional finance due to their harmonized work.
- 3) The transformational model – it focuses on the benefits gained by exposing the different partner to the assumption and working method of the others.

## 2.6. Urban Renewal Methods

Urban Renewal methods are different types in renewing inner city. Cities could apply one of the methods among those which fit for their local context. Some methods are discussed below:

- 1) Upgrading: Improving inadequate development and social services, providing repairs, upgrades to improve the living condition of the surrounding environment, with basic needs.
  - The residents remain
  - The basic characteristics of land use will not be changed
- 2) Densification or infill: An interactive development activity in open spaces to increase existing housing and public relations.
- 3) Site clearance (Balchine et al, 1985, Ashenafi, 2001): This is a complete replacement of existing fabrics, and this could be done either by public sector or private sector. There are different tasks carried out in this type of renewal approach clearing the site, resettling the evicted people and servicing the land and marketing the land. The socio-economic impact of this approach is very high. The capital value of the cleared site in its alternative use must exceed the capital value of the existing building and site in its existing value (Balchine et al, 2000).
- 4) Rehabilitation (Balchine et al, 1985, Ashenafi, 2001): Rehabilitation is often confined to housing. It doesn't involve the displacement of occupant. In economic terms it is less costly than total replacement, by nature, the moment a building is constructed, it will fit perfectly to the intended function. After certain time due to different need the building has to be maintained to cater to the original function or new function- it is at this stage that rehabilitation comes in. Balchine et al 2000, explaining about rehabilitation; it involves improvement of existing building either in the same or for more intensive uses. He further discusses that "rehabilitation may simply involve the reversal of neglect and decay, enabling the building to continue to provide an acceptable level of services.

5) Gentrification: Guiding urban growth through investment - this method combines the replacement strategy and market forces (Balchine et al, 1985). Areas are ranked according to their renewal potential and related infrastructure might be improved and private investment is attracted. It is the process of central area gains investment again. The low income in the inner area replaced by affluent and middle income through lease termination, sharply escalating rent, property tax increase and changing building code (Bullock, 2005).

## **2.7. Urban Redevelopment Intervention**

Urban redevelopment intervention is essential when cities are under absolute physical obsolescence, if cities are in economic transition or when social and community issues are arising due to substandard livelihood, such as, unsanitary houses, lacking urban services, when slums are increasing as well as when urban expansion is carried out.

### **2.7.1. Urban Redevelopment Impact on Social and Community**

Urban renewal causes eviction and relocation of people or business from their original places, hence, people isolated from inner cities were likely to lose important locational advantages linked to their survival, resettlement as well as its own impact on the low income household's income, education, health service, social network and transportation (Gebre, 2008 cited in Davidson et al. 1993). Furthermore, it results landlessness, joblessness, homelessness, and food insecurity, loss of access to common property resource and social disarticulation were the risks associated with urban relocation (Misikir, 2014 cited in Cernea, 1995). According to Davidson et al., 1993, most important problem associated with urban relocation was not the loss of housing but the loss of employment or site related income sources and the uncertainty of finding new employment in the relocation. The distance of the relocation site from the original place and jobs are an obstacle to maintain prior employment. Households' were forced to spend more money on transportation after they got to the new relocation area (Yidnekachew, 2015 cited in Gebre, 2008).

### **2.7.2. Urban Redevelopment Impact on Relocatees' Economy**

In developing countries, for the purpose of urban renewal, people move to the peripheries as the land is required by the governments. These areas need provision of infrastructure like road, power line, water pipes and drainage line. This requires high development cost that draws on the financial capacity of the municipal government. In many cases the municipality cannot afford to provide and people remain deficient of basic means of life. Because of this most of the residents are exposed relatively to high cost of living. There is also limited work opportunity in the area. The challenge is perhaps more intense to the dislocated and evicted community since they lose their means of livelihood (Foeken and Mwangi 1998). Yakob, 2015 in his study, the relocation of people from slum to the outskirts of the city resulted in the disturbance of neighborhood social networks, education, transport, health service access and traditional institutions. The study also identified that displaced people have been more vulnerable to the urban economic shock more than the non-displaced people. In addition to income interruption, relocation has exposed the displaced people to extra expense which made their saving abilities worse.

### **2.8. Urban Redevelopment Challenges in Developing Countries**

Urban renewal programmes usually brings about revitalized urban environment which is both dramatic and exciting. Entirely new and fresh homes, buildings, offices, shops or cultural institutions spring to replace disorder and decay found in the neighborhood a few years back. There is no doubt that nations which wish to tackle serious social crimes and disorder in the society must start with addressing the issue of urban slums. (Soarinen, 1966), remarked that man's physical and mental development depends largely on the character of the environment in which he is nurtured as a child; where he lives and works. Hence, there is no alternative to concerted efforts to eradicating or mitigating urban slums through well formulated and coordinated urban renewal programmes in the developing economies if the countries must evolve to reasonably rank with those in developed economies. However, as a result of relocation, many consequences are faced by the urban poor. Unless financial, social, psychological and emotional issues induced by the relocation are duly considered and provided in advance before displacement of families occur, hardships, and new slums and

squatter settlements are bound to spring up in other locations leading to more complicated problems. (Egolum & Emoh, 2017).

Below are few instances of urban renewal experience in Nigeria. The Ndoki and Aggrey Road Water Front slum clearance/urban renewal exercise in Rivers State showed that the scheme rather than solving the housing problems of the squatter dwellers compounded them to worse conditions. The redevelopment only provided 27.3 percent for low-income group and the rest for medium and high income groups. Therefore, it can be said that about 72.7 percent of the original residents did not return back to the neighborhood after completion of the scheme. The exercise engendered:

- Breaking up of social relationships;
- Upsetting of existing economic systems and opportunities;
- Compounding congestion and pressures on Port-Harcourt infrastructure due to migration of displaced squatters;
- Expanding and emerging of more marginal water front squatter settlements;
- Expansion and or emergence of other squatter settlements elsewhere in the city (Ibeakuzie, 2002; Dimuna and Omatsone, 2010).

Maroko and Aja slums/urban renewal schemes in Lagos in 1990 and 1995, respectively, as well as, Kubwa and Lugbe 2010, districts demolition and displacements in the Federal Capital Territory, Abuja are other experiences in Nigeria. The residual effects of the schemes are the same as in the American experience, the housing conditions are improved for those whose housing conditions were best in sacrifice of those whose housing conditions were the least. However, according to Matewos and associates et al 2011, Comparing the experiences of developing countries in urban renewal with Ethiopia, found out that the Ethiopian Urban Renewal Programme is characterized by limited practice of land sharing, mostly relocation to other areas, less integrated socio-economic and spatial planning and focus on physical planning and physical improvement. It is also featured by low capacity, absence of slum associations, low level of public awareness, weak partnership with the private sector, NGOs and community associations, and the absence of targeted subsidy for the poor (Siraje, 2016) .

## **2.9. Urban Redevelopment Policies and Strategies in Ethiopia**

The Ethiopian urban redevelopment process is started with the National Urban Development Policy which was developed and approved by the Federal Council of Ministers in March 2005. The Urban Lands Lease Holding Proclamation No. 272/2002 was enacted to develop optimum conditions in which leasehold tenure will become the exclusive urban landholding system. In addressing the urban housing development, job and wealth creation to alleviate the urban poverty and bring about development, the government has issued a proclamation (No. 370/2003) to construct collective housing units known as ‘condominium houses.’

The second Five-Year Plan of the government, which covered the period 2005 to 2010, known as Plan for Accelerated and Sustained Development to End Poverty (PASDEP), explicitly embraced an “urban agenda” with the following objectives:

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

- To reduce slum areas in Ethiopia’s main cities by 50%: Launch a national integrated housing development programme that scales up Addis Ababa’s initiative, based on lessons learned, and which integrates public and private sector investment with microenterprise development and provision of basic services;

- To increase access to land and basic services: Ensuring that there is sufficient access to land for the poor, for small and medium enterprises and for formal private sector industrial and commercial investments; and

- To strengthen urban-rural and urban-urban linkages by consolidating efforts in the larger towns and launching a small towns’ development programme. (Samson, Tiwari, October 2012).

The executions of urban renewal are carried out based on policies, proclamations and regulations in The Federal Democratic Republic of Ethiopia and it proceeds with

expropriation of land holding and relocation of urban dwellers, it is worth to review the proclamations and regulations on the matter.

### **2.9.1. Proclamations and Regulations on Expropriation of Landholdings for Public Purposes**

Urban centers of the country have, from time to time, been growing and the number of urban dwellers has been increasing. Thereby, the federal government needs to use land for redevelopment works it carries out for public services, *i.e.* for the construction of dwelling houses, infrastructure, investment and other services has become necessary in accordance with their respective plans as well as preparation and provision of land for development works in rural areas. Therefore, it has become necessary to define the basic principles that have to be taken into consideration in determining compensation to a person whose landholding has been expropriated. It has also become necessary to define organs that shall have the power to determine and the responsibility to pay the compensation. Hence, the below articles from the proclamation are considered as working regulations in the current redevelopment programs of the country *i.e.* displacement and compensations of the relocatees.

#### **2.9.1.1. Power to Expropriate Landholdings**

A Woreda or an urban administration shall, upon payment in advance of compensation in accordance with this Proclamation (proclamation No 455/2005), have the power to expropriate rural or urban landholdings for public purpose where it believes that it should be used for a better development project to be carried out by public entities, private investors, cooperative societies or other organs, or where' such expropriation has been decided by the appropriate higher regional or federal government organ for the same purpose.

#### **2.9.1.2. Notification of Expropriation Order**

Where a woreda or an urban administration decides to expropriate a landholding in accordance with Article 3 of this Proclamation (proclamation No 455/2005), it shall notify the landholder" in writing, indicating the time when the land has to be vacated and the amount of compensation to be paid.

### **2.9.1.3. Responsibilities of Woreda and Urban Administrations on the implementation of the proclamation**

With respect to the implementation of this Proclamation Woreda and urban administration, shall have the responsibilities and duties to pay or cause the payment of compensation to holders or expropriated land in accordance with this Proclamation, and provide them with rehabilitation support to the extent possible.

### **2.9.2. Council of Ministers Regulations No. 135./2007 Council of Ministers Regulations on the Payment of Compensation for Property Situated on Landholdings Expropriated for Public Purposes**

These regulations are issued by the Council of Ministers pursuant to article 5 of the definition of powers and duties of the Executive Organs of the Federal Democratic Republic of Ethiopia Proclamation No. 471/2005 and 4(1) of the Expropriation of Landholdings for public purposes and payment of compensation proclamation No 455/2005 with a purpose of not only paying compensation but also to assist displaced persons to restore their livelihoods.

#### **2.9.2.1. Compensation for Buildings**

The amount of compensation for a building shall be determined on the basis of the current cost per square meter or unit for constructing a comparable building. The compensation for a building shall include the current cost for constructing floor tiles of the compound, septic tank and other structures attached to the building. The estimated cost for demolishing, lifting, reconstructing, installing and, connecting utility lines of the building.

#### **2.9.2.2. Compensation for Relocated Property**

The amount of compensation for a relocated property shall be determined by computing the estimated costs of labor, material and transport to be incurred at market value for removing, transferring and installing the property.

#### **2.9.2.3. Provision of Replacement Urban Land**

The provision of replacement land to an urban dweller whose landholding has been expropriated

for public purpose shall be governed by directives issued by Regional States in accordance with Article 14 (2) of the Proclamation.

#### **2.9.2.4. Properties for which Compensation is not payable**

There shall be no payment of compensation with respect to any construction or improvement of a building, any crops sown, perennial crops planted or any permanent improvement on land, where such activity is done after the possessor of the land is served with the expropriation order.

#### **2.9.2.5. Evidence of Possession and Ownership**

Any person who claims for payment of compensation in accordance with the Proclamation and these Regulations shall produce proof of legitimate possession of the expropriated landholding and ownership of the property entitling compensation.

### **2.10. Local Development Plan Practices in Ethiopia**

LDP is a lower level urban plan, which is prepared within the framework of a structure plan. It is a detailed and focuses on specific locality of an urban center for immediate implementation. It is, therefore, an important tool for implementation of structure plans proposals.

LDP is a detail development plan of a defined locality. LDP is a statutory instrument that zooms out the general and broader proposals of a structure plan of an urban center. It serves as a transition between a structure plan and projects in the process of implementation of urban plans. The key elements of an LDP include, detail land-use plan of the area (two and three dimensional); proposals of major infrastructure networks; proposals of key socio-economic measures; implementation strategies; regulations; standards & norms.

The content of LDPs needs to cover physical, economic and social fabrics of an urban area. The scope of the plan should also include a brief presentation of existing situation, development proposals for the area in question, implementation strategies for the proposed development actions, mechanisms for monitoring and evaluating the implementation process.

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

### **2.11. Implementation's Challenges on Urban Redevelopment Programmes in Ethiopia**

The Addis Ababa Land Development and Urban Renewal Agency is an Agency which is based in AACAA Headquarter that implements urban renewal and related land issues. The Agency's mission is to renew and clear decayed & slum areas, to prepare efficient and successful fertile lands, to put restrictions on boundaries, paying compensations and providing replacement places/houses for expropriated lands and properties by the government etc. The Agency plays a significant role for the process to be transparent and practical in order to attract investments as well as to achieve improved living environment.

For the past five years, (*from 2005 and 2009 E.C.*), *7227.308 Hectares* have been transferred to Small & Medium Scale Enterprises (SMSE), condominium housing constructions, governmental institution's office buildings, social and economic developments, replacement places for relocatees, lease bids, regularized, construction inputs, infrastructures etc. The role of the Agency is significant in accomplishing its mission for the realization of urban renewal's successes the city achieved today. However, the development's demand is increasing from time to time and pressurized the tasks have been

done by the Agency. Even though the planned fertile land preparations for 2004 annual budget year is 200 Hectares in the central city and 600 Hectares for expansion purposes as well as 24 restriction works in boundaries, due to additional plans, the plan is increasing in the second phase of transformation period, which is from 2008 to 2012 E.C.

The Agency is expected to accomplish more than 1430 Hectares for renewals, 160 for road constructions projects (194km) and basic infrastructures, for 23,000 relocatees and restrictions in boundaries compensation payments 6.2 Billion Eth. Birr, 404 Hectares for replacements, 51,000 replacement houses, as well as, for 7,500 relocatees supports in their restorations. To achieve these plans, at least 286 to 360 Hectares of lands for renewal, 1521 Hectares for expansions should be prepared every year. But, these plans are unattainable in this budget year and forced to roll it to the next budget year. The BPR study indicates that this problem is the shortage of human capital in the agency that results the imbalance between the projects and the allocation of human capital (*experts on the subject matter*), that delays the activities on the ground. (Source: Research Conducted by the Addis Ababa City Administration, Urban Renewal Agency Delivery Unit). Internal Report.

## **2.12. Fenced, Idle & Vacant Plots in Addis Ababa**

Lease Transfer Office is based in the Addis Ababa City Administration Headquarter that engaged in the handling the issues of lands which stay Idle & Vacant before or after the transfer to the developer/investor. Lands trend idle or vacant for different reasons. The office follow-up on the status of lands and gives its support according to the level of the problem (if the problem is force majeure to the developer). For example, clearance problems, court cases (government pushes the case by giving the court necessary documents in order to fastening the decision processes by the court). However, if the developer's reasons are not persuasive to the government, negative decisions will be taken to revoke the agreement. The first step is giving warnings, and then cancelling the agreement, legal documents will be taken away, will be asked to remove properties on the ground (if development activities are started), police force will be used if necessary, as well as prosecuting and open files in court, payments of liability for the estimated profit government could have gained during his/her possession, compounded interest payment to the bank, and

the advance payment will be returned to the developer deducting all the above listed expenses by the government. *(The below details are taken from lease office Annual report).*

- The administration has rendered 9093 services for illegally occupied lands that didn't have any legal documents given by the concerned body were helped to be transferred to lease agreements;
- In addition to the Expired 1520 lease agreements which were planned to be renewed, 2303 lease agreements renewals have been done, 151.6 % were accomplished;
- Among the 18750 transferred lands by lease, where follow-ups have been done on, those who didn't meet their obligations based on the agreement on construction starts, finishing periods and lease payments, 14510 were identified. 77.4% of the plan works have been done;
- Based on the Lease agreement, the office had planned to take corrective measurements on those who didn't meet their obligations and identified. Therefore, 100% was successfully done. For example, 2303 Lease agreements have been adjusted, 580 warned, 44 file opened at the court and 28 Lease agreements terminated, as well as, those who don't have a problem on goal settings 11583 Lease places were supported to run the projects as planned;
- Based on the cabinet decision, among the planned 367 Lease agreement to be provided, to those who were banned due to corruption, 100 % services were rendered;
- Among 4573 Real States requests for Lease agreement, 100% successful services were rendered.

In the above report, the Kirkos Sub-city report were included and extracted as follows:

General follow-ups have been done on 1018 projects and lease lands in Kirkos Sub-city, among these lease projects, 203 got warnings, for 1, opened a file at the court, 40 were given a certificate for their success in meeting their obligations, for 6, Leases have been terminated, for 40 Lease agreements adjustments have been done for the nine months accomplishments, and 769 were supported since they didn't find major problems in their goal settings and projects.

## **2.13. International Experiences on Urban Redevelopments Initiatives**

Countries follow different strategies in renewing their urban centers in light with their own local, political, social, economic and environmental context. Hence, it is important to review few countries experiences to strengthen the assessment of empirical part of this study.

### **2.13.1. Urban Redevelopment Experiences in China**

In China, all urban land is owned by the state. A land market was largely absent for nearly four decades until the 1987 land reform, which legalized paid transfers of urban land use rights. This reform dramatically changed the pattern of land development and the spatial structure of Chinese cities by spurring urban development (Wu & Yeh, 1997). However, redevelopment projects were not attractive to the emerging private developers because regulations required on-site replacement of demolished housing and the provision of community facilities, in addition to imposing numerous fees and charges (Dowall, 1994). These regulations resulted in a low level of inner-city redevelopment activity after the land reform despite a rapidly increasing demand for properties (Wang & Murie, 1999).

After the early 1990s a series of institutional changes stimulated intensive and large-scale urban (re)development in Chinese cities. Fundamentally, the administrative and fiscal relationships between the central and local states were reconstructed and decentralized during this political devolution. On the one hand, the decision-making authority on local affairs was transferred from the central government to provincial and city governments (Heikkila, 2007). Since then, these governments have been allowed to formulate and implement their urbanization strategies, including (re)development projects, with little intervention from the central state.

Chinese cities have gradually adopted the financing model applied in Hong Kong, Seoul, and Singapore, which allows developers to provide compensation for buildings and urban land given up for redevelopment (Leaf, 1995; Zhang, 2000). During the course of these changes, local states and developers formed growth coalitions to boost land (re)development for rapid growth (Zhang & Fang, 2003; Zhu, 1999).

A “growth machine,” as initially conceptualized by Molotch, 1976, formed during China’s economic decentralization processes. The growth coalition and the growth machine are both results of neo-liberal urbanism, which emerged in response to multiple difficulties and crises, and to the desire for rapid development Wu, 2009. The neo-liberalization process, as He and Wu 2009 argue, emphasizes growth first, and includes numerous controversies and inconsistencies involving conflicts between neo-liberal practices and social resistance, as well as tensions between the central and local states.

Redevelopment in China is an enormous benefit for different parties and groups in the emerging market economy, and contains elements inherited from the planned economy. For property developers, redevelopment provides opportunities for considerable capital gains. For local states, it attracts capital inflow, boosts employment, increases tax revenue, and strengthens governance. For some government officials, it provides opportunities for rent seeking and corruption. Redevelopment also delivers political premiums to those climbing the career ladder in a bureaucratic system that privileges the physical growth of cities. Many residents affected by redevelopment are forced to fight for compensation and live uncertain lives because their houses (and often their livelihoods) are demolished.

### **2.13.2. Urban Redevelopment Experiences in Germany**

Since the 1970s, the federal government started a large urban redevelopment program in the states of previous West Germany, indicating a significant change of policy from external expansion to inner-city rehabilitation and improvement. It aims at modernization and improvement of buildings and urban infrastructure in cities and towns, either in the city centre or other parts of the city. The Federal, the State and the City government each shares 1/3 of the project cost. All the measures and procedures follow the Urban Redevelopment Law (which was originally introduced as a separate law, but it was later incorporated in the Federal Building Code, 136 to 164b). Urban redevelopment is not obligatory for the city government. According to 142BauGB, the city government *may*, but *not must* take measures of urban redevelopment. In Germany, since 1970s, the whole country has widely recognized the importance of urban conservation. Therefore, most cities have decided to take measures and applied for funds from the federal government.

After reunification in 1989/1990, this program extended to the eastern states. In Berlin there were 38 redevelopment areas in the western part before reunification. After Berlin became the new capital of Germany in 1990, the Senate Department for Urban Development designated 22 areas for redevelopment projects by three redevelopment statutes. In 2007, the federal government provided 160 Million € for all the states, including 532 projects in former eastern states and 518 in former western states. After 10 years in 2003 almost half of the apartments were renovated, the population grows continuously at average 8.5%, in the eastern redevelopment area at 10%. (Li Fan, 2008).

Public funds play a key role for restoration. With the federal funding program many houses were restored. Government subsidies, non-interest loan, tax benefits, private investment are working together in the restoration process. During the whole process of renovation, the aim is always focused on improving living conditions. Not only buildings are equipped with modern facilities, but also public space and heritage are paid attention, such as children's playground, schools, green open space. The local residences also play an important role in redevelopment. The representatives of the residents meet local authorities once a month to express their opinions about restoration and discuss. They take part in the discussion of a plan. The topics for discussion include street renovation, playing ground, transportation regulation and so on.

Urban redevelopment in *Spandauer Vorstadt* (one of the redevelopment sites) has many positive effects. Some pilot projects created a big awareness and interest of private investment in building restoration. The owners and investors began to join the project. By subsidies more job opportunities in hand work and local small scale business were created. Positive effects also include improvement of education in special hand work techniques and professions. Besides, need of investigation promotes development of new modern technology innovation and new working field. Job opportunities in creative work were also created.

## **Culture heritage conservation**

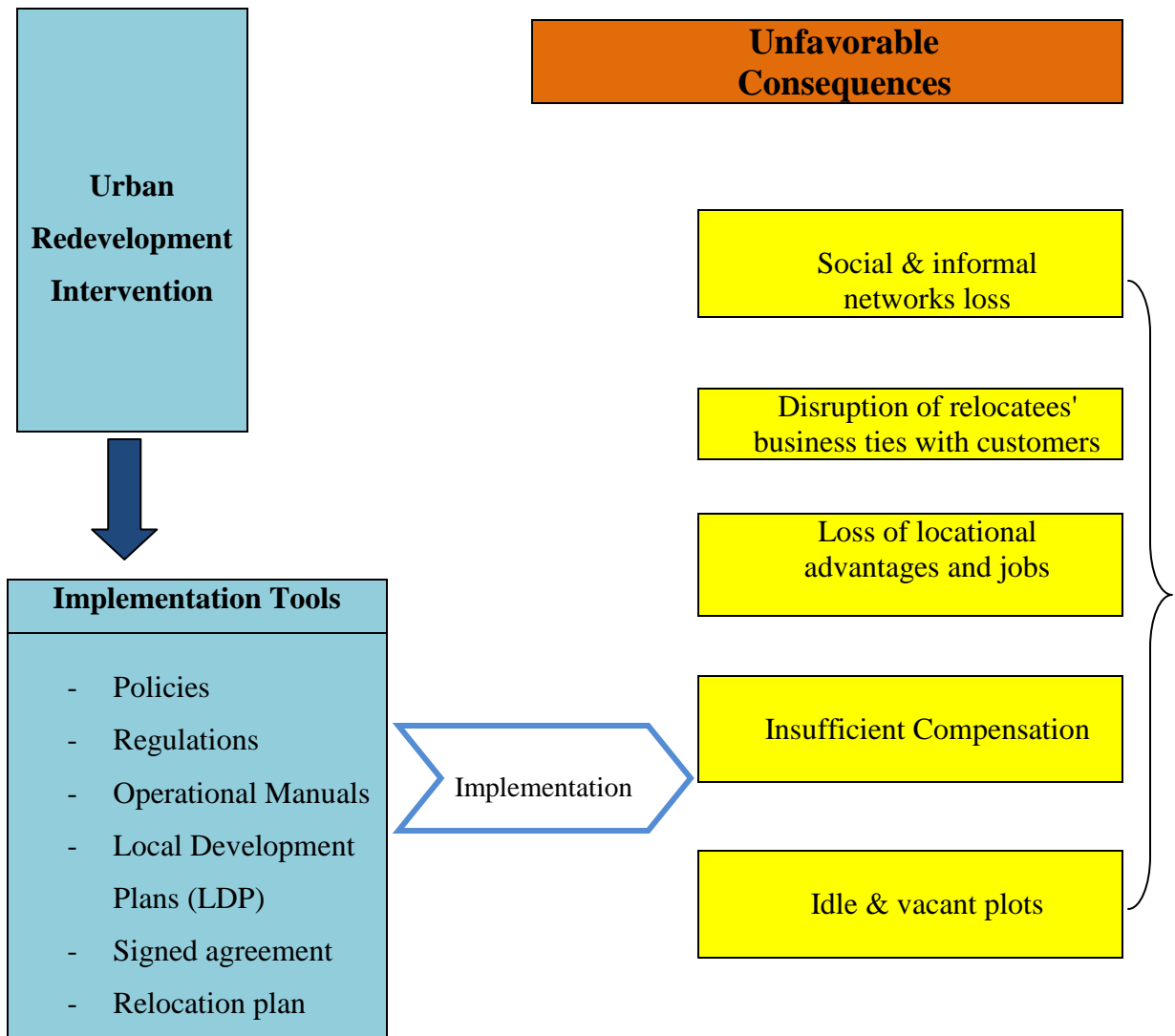
Cultural values are preserved. The area was saved from planned demolition. Although many buildings are in bad conditions, maximum efforts were made to restore them. Under supervision of State Monument Conservation Office, most buildings were renovated. Historic quarters are the memories of the past. The valuable historic buildings from different periods represent cultural varieties. By restoring historic houses the cultural heritage is connected with modern culture. Therefore, urban heritage conservation is not only contribution to the past, but also to rich culture today and tomorrow.

## **Outcomes from the Redevelopment Programs**

The positive effects of those programs in Berlin are rather remarkable. Not only cultural values are preserved, but also social, cultural and economic development is effective. Ten years after the implementation of the promotion program in Berlin, the project manager, of the Senate Department for Urban Development, summarized the positive results of the program as:

- Cultural value is preserved. Historic quarters are the memories of the past. The valuable  
Historic buildings from different periods represent cultural varieties. By restoring historic houses the cultural heritage is connected with modern culture. Therefore, urban heritage conservation is not only contribution to the past, but also to rich culture today and tomorrow.
- Regional economics and local handwork are supported. From 1991 to 2001 there are 424 buildings with 175 Million € funded. Together with the private funding 135 Million €, 369.7 Million € was invested. If we take the multiplying factor of building construction to the economic development as 1:6, the result of economic Gross Domestic Product is 2.2 Billion €.
- A private ownership structure is promoted. The subsidies are always together with the contribution of owners themselves. Due to the high cost of renovation, only with the support of the public funding could owners afford to restore houses with high quality. Owners get advice for restoration and hence are supported.

- Decay process of the buildings stops and historic quarters are vitalized. With the subsidies and owners' financial contribution, historic buildings are saved from deterioration. This successful example shows that conservation, or redevelopment as a way of urban development, instead of new construction promotes not only economic growth, but more important, cultural values are kept during the restoration process.



The above conceptual frame work is framed by the researcher to summarize the reviewed literatures that strengthen the raised issues in the study. Additionally, to illustrate the urban redevelopment interventions' unfavorable consequences during the implementation on citizens which are categorized as variables that allow answering the issues rose in the study.

## Chapter Three

### 3. Research Methodology

Research methodology is a scientific approach that uses different techniques or methods in order to solve research problems. The researchers should know the relevant research methods or techniques for a specific problem under study indicate the results of the research, and what would it mean, and why. (Kothari, 2004).

#### 3.1. Research Design

The selection of a research design thoroughly in a research work is the most important part. It encompasses the decisions from broad assumptions to detailed methods of data collection and analysis in a research work (Creswell, 2009). As a requirement, a research design should fulfill several components such as: well stated research problem, procedures and techniques to be used for data gathering, the population to be studied, and methods to be used in processing and analyzing data (Kothari, 2004).

There are three proposed approaches to research: Creswell (2003): quantitative, qualitative and mixed approaches, associating each approach with particular paradigms and methods. Hence, looking into the research topics and objectives of the study, mixed approaches is being used for this study to provide adequate answers to the research problem supported by field survey, statistical data, open-ended questionnaires, in-depth interviews, triangulation as well as observation.

The study applied descriptive research method to assess the current situation of urban renewal practices in the study area, its implementation challenges and the relocated people's problems. The mixed approaches *i.e.* the quantitative and the qualitative helped gained accurate answers to the research problem by extracting the appropriate qualities from both approaches, for example, among the qualitative approaches; dominantly used designs are ethnography, grounded theory, case studies and phenomenology research.

Thus, Case study is used for this study due to its advantage of providing much more detailed information than what is available through surveys by describing what happened, where, when, by whom, to whom, and with what consequences in each case (Neale et al, 2006), it

helped hence captured the considerations and perceptions of people. In addition, from the quantitative approach, the study used the Statistical Package for Social Studies (SPSS), version 25, in order to put the collected data through questionnaire survey in frequencies and percentages that made the interpretations of findings easier.

### 3.2. Population Size and Sampling Technique

*Table 1: Population size*

<b>Sr. No</b>	<b>Description</b>	<b>Number of relocated households</b>
1.	Redevelopment /Investment/	1,522
2.	Road Construction	145
3.	Governmental institutions expansion	125
	<b>Total</b>	<b>1792</b>

*The data is taken from the Kirkos Sub-city, recorded for renewal project purposes*

### 3.3. Sampling Technique

The Sampling Techniques in this study are both Probability and non-probability sampling techniques. Probability samples are those based on simple random sampling, systematic sampling, stratified sampling, cluster/area sampling whereas non-probability samples are those based on convenience sampling, judgment sampling and quota sampling techniques (Kohtari, 2004). The non-probability or convenience sampling in this study supplemented data from the targeted key informants and officials that is collected purposively based on the researcher's personal judgment. Whereas, probability sampling provides data based on a simple random sampling. According to (Kothari, 2004), under probability sampling design, every item of the universe has equal chance of inclusion.

Among the simple random sampling, the researcher's choice is stratified random sampling in order to give equal chances from each relocation sites which were affected by the renewal projects for different reasons *i.e.* for investment, for road construction and for governmental institution expansions purposes which are considered to be strata that are represented proportionally within the sample unit.

### 3.4. Sample Size and Selection of the Required Samples

To determine the sample size of the study, Kothari, 2004 formula is used;

$$n = \frac{Z^2 * p * q * N}{e^2(N-1) + z^2 * p * q}$$

Where; n = desired sample size

N = population size

Z= standard normal variable at the required confidence level

P= estimated characteristics of target population (50%)

Q= 1-p

Use z = 2.005 (critical value for 95% confidential level)

P = 0.5

q = 1-p = 0.5

e = 0.02 (in which 95% accuracy is assumed).

Therefore, a total of 192 samples of households are being considered for the study. Proportional allocation of the sample is made on the basis of equal proportions to dislocated dwellers in each site. The required sample then selected randomly picked within each site. Table below provides sample distribution and the corresponding target population in the study area.

Table 2, Quantitative Survey, Sample distribution

<b>Description</b>	<b>Number of relocated households</b>	<b>Number of Sample Size</b>	<b>Proportional distribution of instruments for Yeka Ayat #2</b>	<b>Proportional distribution of instruments for Bole Arabsa</b>	<b>Proportional distribution of instruments for Bole Bulbula</b>
Redevelopment /Investment/	1,522	141	47	47	47
Road Construction	145	27	9	9	9
Governmental institutions expansion	125	24	8	8	8
<b>Total</b>	<b>1792</b>	<b>192-30= 162</b>	<b>64-10=54</b>	<b>64-10=54</b>	<b>64-10=54</b>

From the general sample size, 192, 30% goes to the qualitative research and the rest 70% is for the quantitative part. Hence, the qualitative research takes 30% of the instruments with open ended questionnaire and in-depth interviews with higher officials, experts, consultants and key informants.

Table 3, Qualitative Survey

<b>Offices</b>	<b>Key informants</b>	<b>Number of Officials interviewed</b>	<b>Approached used for Data collection</b>
Urban Renewal Agency AACA	Division Head, Implementer and Experts	3	Interview
			Open ended questionnaire
			Open ended questionnaire
Lease transfer Office AACA	Division Head, Implementer and Experts	1	Interview
			Open ended questionnaires
			Open ended questionnaires
Kirkos Sub-City	Urban Renewal Office	1	Open ended Questionnaire

### **3.5. Data Sources and Types**

The use of multiple data sources and theory or triangulation, ensures the validity and reliability of findings Creswell (2003). Hence, this research used all types of data to get reliable and valid data. In-depth interviews, observations, triangulations and household survey are the main types of primary data for the research from the study area and urban renewal related offices. Secondary data are collected from different internal reports, the renewal project plans and guidelines, proclamations and regulations of Federal Democratic Republic of Ethiopia (FDRE) and the Addis Ababa City Administration (AACA), from operational manual as well as from different records of the upgrading projects provided by the Ministry of Urban Development and Housing (UDH), as well as Kirkos Sub-city.

### **3.6. Data Collection Procedures and Tools**

Pilot-study was the first step before distributing the main survey questionnaires around the renewal project area in order to pre-test the questions on the questionnaire to ensure the validity. It included the experts' comments which helped ensure the validity of the questions. Hence, questions were modified or revised on the survey instrument on the basis of comments and suggestions made by the pre-test subjects. The pilot-study was conducted on thirty relocatees from all sites *i.e.* ten in each site and it is worth to mention that the relocatees replied in the pilot-study were not included in the main survey to avoid redundancy of answers on the questionnaire.

After the questions are pre-tested, the survey was conducted in a face to face manner with the sample population. Furthermore, three data collectors were hired and trained to collect the instruments from relocatees, door to door, one from each site, who is familiar with the targeted population in order to avoid the relocatees' misperception on the researcher and the researcher took the monitoring role in data collection. In terms of data collection instruments, the study's main data collection instrument was questionnaire, in order to get a collection of answers from different questions under each variable at a time that supports the survey's validity. In addition, individual in-depth interviews and triangulation with key informants, relocatees as well as observation on the field.

### **3.7. Data Analysis**

The data analysis in this study comprised the coding, classification and tabulation of evidences, both the quantitative and qualitative. Descriptive statistics of data is calculated on the dependent variables to summarize the data collected and describe trends in the data, frequencies and percentage in order to report the respondents' answers. The analysis contained also the transcription of interviews, the relevant secondary documents, photographs and maps collected during the field work and interpreted with respect to the main issues of the research question and objectives. Finally, statistical software program, SPSS (Statistical Package for Social Sciences), Version 25 is used for in-depth statistical data analyses.

### **3.8. Ethical Considerations**

Ethics in a research process is refers to the responsibilities and the conduct of a researcher to protect the target groups who are involved in the research process and in the research area (Dowling, 2010). The ethical issues that should be considered during the study such as privacy, confidentiality, and anonymity should be projected. Thus, in this study, the researcher took a responsibility in ensuring the protection of participants of the research process, development of trust with the informants, promotion of the integrity of the research, protection of the local authorities and renewal project sites under study against misconduct and impropriety that might reflect, and challenging the problems that may arise during the study in all steps and process of this particular research. Ethical issues and its considerations are related to all phases of a research process, with participants and research area puts under consideration (Creswell, 2009).

## Chapter Four

### 4. Data Presentation, Analysis and Interpretation

Urban redevelopment challenges assessment has been done focusing on Kirkos Sub-city. It encompasses urban redevelopment policies review, their implementation procedures by the implementer body and the gap of implementation. In addition, the challenges of renewal projects which delay the initiation of development activities before or after obtaining cleared land from the government by the developer, as well as, the actual problems of relocatees due to relocation to peripheral areas and matters related to settlement, compensation, social values as well as economic status.

In this chapter, the data collected were encoded, categorized and organized ready for analyses which were processed by the Statistical Package for Social Sciences (SPSS) version 25 for descriptive statistics, and the transcription of in-depth interviews, open ended questionnaire responses for the qualitative part including triangulation and observation.

#### 4.1. Distribution of Questionnaire and Response Rate

It is important to explain a question that could be raised on how many respondents were involved in answering all questions that permit drawing an effective conclusion on the research results. Large-scale collection of valid instruments could help gather enough information about the issue raised in the research. Hence, the response rates of the questionnaire distributed to the relocatees in the study area and to the officials in the offices, with open-ended questionnaires, for the qualitative approach of this study are as follow:

*Table 4. Distribution of Questionnaires*

<b>Sr. No</b>	<b>Respondents</b>	<b>Distributed Questionnaires</b>	<b>Valid Questionnaires Returned</b>	<b>Questionnaires Returned with errors</b>	<b>Response rate in Percentage</b>
1.	Household Heads	162	140	22	86.41%
2.	Officials	30	30	-----	100%
	<b>Total</b>	<b>192</b>	<b>170</b>	<b>22</b>	<b>88.54%</b>

The above table illustrates the response rate which is 88.54%. It is a reasonable amount of questionnaires which enable make enough analysis on the subject matter. In addition, in-depth interviews have been done with key informants to enrich the analysis and interpretations that balance the government and the relocatees sides. Particularly, on the implementation procedures, gaps and their consequences on the relocatees. Furthermore, secondary data have been collected from Ministry of Urban Development and Housing, the Addis Ababa City Administration Offices, mainly Urban Renewal Agency, Land Development and management office and Lease transfer office. The documents are policies, directives, regulations, reports, manuals, as well as Kirkos Sub-city for the raw data, *i.e.* number of households relocated for different purposes.

#### **4.2. Demographic Characteristics of Relocatees**

The demographic characteristics in this study are summarized in table 5 below. The gender summery of respondents from the total of 140 relocated sample household heads show that, 88 (62.9%) are females and the remaining 52 (37.1 %) are males. The result of this finding shows that more number of household heads is females which resulted more number of relocation of females compared to the males relocatees.

The Age category among the total respondents, 60 (42.9%) are more than 50 years old and 57 (40.7%) of them are married who have a minimum of one and a maximum of 5 household members that helped answer if the houses given to relocatees were considering the number of families. The largest proportion among the questioned relocatees, which is 69 (49.30%) are those who have children more than 20 years old and those without children take the second larger group which is 28 (20%). The relocatees educational background that share equal proportions of 44 (31.4%) are “no formal education” and 7<sup>th</sup> to 12<sup>th</sup>.

Table 5: Demographic information summary

Demographic Information					
		Frequency	Percent	Valid Percent	Cumulative Percent
Sex	Female	88	62.9	62.9	62.9
	Male	52	37.1	37.1	100.0
Age	< 30	16	11.4	11.4	11.4
	30-40	28	20.0	20.0	31.4
	40-50	36	25.7	25.7	57.1
	>50	60	42.9	42.9	100.0
Education	No Formal Education	44	31.4	31.4	31.4
	1-6 grade	17	12.1	12.1	43.6
	7-12	44	31.4	31.4	75.0
	Diploma	20	14.3	14.3	89.3
	BA Degree and Above	15	10.7	10.7	100.0
	Total	140	100.0	100.0	
Marital Status	Single	27	19.3	19.3	19.3
	Married	57	40.7	40.7	60.0
	Divorced	8	5.7	5.7	65.7
	Widow	48	34.3	34.3	100.0
Family Size	No Children	28	20.0	20.0	20.0
	below 5	14	10.0	10.0	30.0
	Between 5 and 10	8	5.7	5.7	35.7
	Between 11 & 20	21	15.0	15.0	50.7
	Above 20	69	49.3	49.3	100.0

### 4.3. Descriptive Data Analysis

Urban redevelopment projects or initiatives involve eviction and relocation of dwellers from their origin places as stated in the literature review. The analysis of these data in the consequences of evictions and relocations of dwellers are presented below categorized under different dependent variables of the study:

#### 4.3.1. Social and Informal Network Loss

Social values in Ethiopia are very important in the society as a means of survival and supporting each other during happiness and mourning, for this, traditional institutions take the lion share. The old and shanty villages have the age of forty and above years, the traditional institutions also have the same ages with the establishment of the villages. The below table shows that 49 (35.0%) of respondents have started the “*Edir*” before thirty years, and the second large group is 44 (31.4%) that is before forty years.

Table 6: Traditional institution summary

Relocatees' Edir Tenure in former places				
	Frequency	Percent	Valid Percent	Cumulative Percent
Before 10 years	18	12.9	12.9	12.9
Before 20 years	23	16.4	16.4	29.3
Before 30 years	49	35.0	35.0	64.3
Before 40 years	44	31.4	31.4	95.7
I don't involve in traditional institution	6	4.3	4.3	100.0
Total	140	100.0	100.0	

The urban redevelopment initiatives, hence, interrupt these institutions because of relocations of dwellers that create social and informal values disruption. Furthermore, the relocatees are not well prepared for the eviction and relocation properly which didn't allow them to be ready psychologically. *i.e.* it lacks transparent and formal communication between the society and the implementer. (Table 7 has summary).

Table 7: Relocateses' Participation summary

<b>The relocatees' reaction when they are told to move from their former places</b>				
	<b>Frequency</b>	<b>Percent</b>	<b>Valid Percent</b>	<b>Cumulative Percent</b>
Agreed without objection	24	17.1	17.1	17.1
Objected but forced to leave	64	45.7	45.7	62.9
First objected but finally convinced to accept	30	21.4	21.4	84.3
The house was Bulldozed over me	22	15.7	15.7	100.0
Total	140	100.0	100.0	

The above table shows the psychological unpreparedness of the relocatees as the largest percentage 64 (45.7%) of respondents replied “*Objected but forced to leave*” for the question “*what was your reaction when you were told to leave from your village?*”. This indicates that the participation role of relocatees is limited only to the command taking from the implementer.

Table 8: Relocatees' former place settlement summary

<b>Relocatees Settlement in Former Places</b>				
	<b>Frequency</b>	<b>Percent</b>	<b>Valid Percent</b>	<b>Cumulative Percent</b>
10 Years	14	10.0	10.0	10.0
20 Years	18	12.9	12.9	22.9
30 Years	51	36.4	36.4	59.3
Above 40 years	57	40.7	40.7	100.0
Total	140	100.0	100.0	

Those who were settled in their original places before 40 years and above take 57 (40.7%) of the 140 respondents (Table 8). Hence, detachment from their original places was a challenge in the villages due to lack of proper awareness creation. Respondents are still attached to their origin places psychologically as 97 (69.3%) replied “*Yes*” for the question “*whether they are willing to go back to their former places if they get a chance*”. This indicates that relocatees were not prepared and ready to leave their villages by the concerned body. According to the respondents, they prefer to stay in their shanty villages with all the

problems they had *i.e.* obsolete village, unclean environment, old houses that are concentrated in a small places than the cleaned better standard building they are given by the government right now. (Table 9 has summary).

Table 9: Relocatees' psychological attachments with former place summary

<b>Relocatees' psychological attachments with former place</b>					
		Frequency	Percent	Valid Percent	Cumulative Percent
Do you want to go back to your former place if you get a chance?	Yes	97	69.3	69.3	69.3
	No	43	30.7	30.7	100.0
	Total	140	100.0	100.0	

However, since “*Edir*” is very important in the social values and culture, 95 (67.9%) of respondents replied that they have established “*Edir*” in the new settlement through the communal committees. (Table 10 has summary).

Table 10: Relocatees' Traditional Institutions Establishments in the new settlements summary

<b>Traditional Institution Establishments “<i>Edir</i>” in the New Settlement</b>					
		Frequency	Percent	Valid Percent	Cumulative Percent
Do you have <i>Edir</i> in the new settlement?	Yes	95	67.9	67.9	67.9
	No	45	32.1	32.1	100.0
	Total	140	100.0	100.0	

Neighborhood Affiliation is another asset in the society. Therefore, it has been included in the data collection to strengthen the analysis part in what relocatees have lost due to relocation. Among the 140 respondents, 58 (41.4%) call for “Neighborhood affiliation” as they have lost their former neighborhood interactions. Trust is not well developed in the new settlements to have the affiliation in the new settlements easily; hence, the challenges on relocatees are reflected in the new settlements. The second large percentage in this group 38 (27.10%) prefers from their former village the “proximity for many facilities”. (Table 11 has summary).

Table 11: Relocates' neighborhood affiliation in former places summary

<b>Neighborhood Affiliation of Relocates in Former Places</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
Good for Residence	21	15.0	15.0	15.0
Neighborhood Affiliation	58	41.4	41.4	56.4
Proximity for Many Facilities	38	27.1	27.1	83.6
All	23	16.4	16.4	100.0
Total	140	100.0	100.0	

Furthermore, the table below strengthens the concept of neighborhood affiliation disruption. Among total respondents of 140, 74 (52.9%) said that “they live with new neighbors” which resulted new environment that challenges the relocatees. Thus, the neighborhood affiliation and interaction is not developed. (Table 12 has summary).

Table 12: Relocates' neighborhood affiliation in new settlement summary

<b>Neighborhood Status of Relocates in the New Settlements</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
Former Neighbors	3	2.1	2.1	2.1
New Neighbors	74	52.9	52.9	55.0
Both	63	45.0	45.0	100.0
Total	140	100.0	100.0	

#### **4.3.2. Disruption of Business Ties of Relocates with Customers**

The urban redevelopment initiatives involve relocation of businesses as it applies on relocatees of urban dwellers. Businesses are equally affected as urban dwellers are. Businesses, in the area where demolishment occur due to the renewals, have equal chances of relocation. The differences are; most business centers are privately owned in rented shops and when the shops get demolished, the businesses displace without compensation. This

influences the economic status of the business relocatees negatively. The assessment done on relocatees' business ties loss, with their customers, which is an input in the process of getting answers to the research questions that are raised in the study are presented as follows:

Among the 140 respondents, 47 (33.6%) had their own business before the relocation. However, due to the renewal initiatives, businesses were not able to continue. But, 48 (34.3%) were unemployed from the beginning. The next big number in this group is 17 (12.1%) that is the share of daily laborers and other workers. 14 (10%) accounts to the private firm employees and 10 (7.1%) are government employees, the rests 4 (2.9%) are NGOs employees. (*Table 13 has summary*).

*Table 13: Relocatees' Business Activities Summary*

<b>Relocatees' Business Activities in former place</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
Own business	47	33.6	33.6	33.6
Private Firm Employee	14	10.0	10.0	43.6
Gov't Employee	10	7.1	7.1	50.7
NGOs	4	2.9	2.9	53.6
Daily laborer and others	17	12.1	12.1	65.7
Unemployed	48	34.3	34.3	100.0
Total	140	100.0	100.0	

Relocatees who said they don't have connections with their customers anymore, asked the reason why they don't still have work related connections with former customers and the 36 (25.7%) said due to unemployment after relocation. 25 (17.9%) were not able to continue the business connection due to distance. Changing customers due to relocation is another reason in this group and 14 (10%) are included in this part. The rest 4 (2.9%) said due to the suppliers relocation. *The summery is presented in table 14:*

Table 14: Relocatees' business ties disruptions summary

<b>Relocatees Business ties disruption</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
Distance	25	17.9	17.9	17.9
Changing Customers due to dislocation	14	10.0	10.0	27.9
<b>Unemployment</b>	<b>36</b>	<b>25.7</b>	<b>25.7</b>	<b>53.6</b>
suppliers relocation	4	2.9	2.9	56.4
No business ties from beginning	31	22.1	22.1	78.6
No customers loss	30	21.4	21.4	100.0
<b>Total</b>	<b>140</b>	<b>100.0</b>	<b>100.0</b>	

“*Ekub*” is another traditional institution other than “*Edir*” that helps business people start new business, support a started business, and other monetary related support in Ethiopia. Business people specially depend on their “*Ekub*” to support their business. Hence, assessment has been done on their “*Ekub*” status and the relationship between their “*Ekub partners*” after dislocation. It is important however to mention that “*Ekub*” is not only business people’s culture but also it is a socio-economic values in Ethiopia. (Table 15 has summary).

Table 15: Relocatees' traditional institutions interaction in former places summary

<b>Traditional Institution “Ekub” Status in former places</b>					
		Frequency	Percent	Valid Percent	Cumulative Percent
Did you have Ekub in your former place?	<b>Yes</b>	<b>83</b>	<b>59.3</b>	<b>59.3</b>	<b>59.3</b>
	No	57	40.7	40.7	100.0
	Total	140	100.0	100.0	

According to the above table, 83 (59.3%) of respondents said that they had “*Ekub*” in their former places and the rest 57 (40.70%) said they didn’t have. Thus, in the table below, among the 83 (59.3%) who said they had “*Ekub*”, 53 (37.9%) said the “*Ekub*” is no more valid due to separation and 24 (17.1%) has put unemployment as a reason for not continuing the “*Ekub*” they had started after dislocation. 15 (10.7%) replied that the “*Ekub*” was

completed prior to the relocation and the rest 6 (2.9%) said that they still do the “*Ekub*”. 42 (31.4%) replied they don’t involve in traditional institutions at all. (Table 16 has summary).

Table 16: Relocates’ traditional institution interactions status after relocation summary

<b>Traditional Institution “Ekub” status after relocation</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
The “ <i>Ekub</i> ” is no more valid due to separation	53	37.9	37.9	37.9
Unemployment due to dislocation	24	17.1	17.1	55.0
I dont involve in Traditional institutions	42	31.4	31.4	86.4
“ <i>Ekub</i> ” is completed	15	10.7	10.7	97.1
We still do the “ <i>Ekub</i> ”	6	2.9	2.9	100.0
Total	140	100.0	100.0	

In regard to the place where the relocates used to live and did their business, where business chain was well formed and the availability of customer’s interactions, 51 (36.40%) respondents replied that the living expenses were low, and used to be convenient for work was the 35 (25.0%) respondents’ answer. Basic infrastructures fulfillment in their former places were the 34 (24.30%) respondents concerns. (Table 17 has Summary).

Table 17: Relocates’ advantages from former business places summary

<b>Relocates Advantages in former Business places</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
It is a legacy	20	14.3	14.3	14.3
The expense of living was low	51	36.4	36.4	50.7
Used to be convenient for work	35	25.0	25.0	75.7
Basic infrastructures were available	34	24.3	24.3	100.0
Total	140	100.0	100.0	

### 4.3.3. Loss of Locational Advantages and Jobs

The central city has accessibility to all facilities and basic infrastructures. Life expenses are also lower and the facilities like schools, health centers, markets, religious institutions as well as offices are easily reachable in cities with all the transportation challenges. However, after the relocation, losing these locational advantages affected highly the relocatees' economy. Data collected are presented below with regard to the locational advantage losses on the relocatees.

The economic challenges of relocatees start with high transportation cost after the relocation. During the data collection, relocatees spoke out that transportation costs are very high and their daily expenses reaches to 45Eth. Birr per day to go to their offices and to return home. According to the data collected, in relation with their decreasing income, 28 (20.7%) who, are still on duty even though they were relocated, replied that cost of transportation from the relocation area to the city center were the problem incorporates with relocation due to urban renewal programs.

Table 18: Relocatees' Annual Income status after relocation summary

<b>Relocatees annual income status after Relocation</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
High housing payment (Bank)	72	51.3	51.4	52.1
High Transportation Cost	46	33	20.0	72.1
Unfriendly environment to start new business	11	7.9	7.9	92.1
New opportunities in the new settlement	3	2.1	2.1	94.3
Losing customers due to dislocation	8	5.7	5.7	100.0
Total	140	100.0	100.0	

In identifying the respondents overall economic situation after relocation, 72 (51.3 %) of the respondents replied that their economic situation degraded after relocation due to high housing payment, while 46 (33 %) said their annual income is degraded due to high transportation cost.

The respondents who share 11 (7.9%) couldn't be improved due to unfriendly environment to start a new business. The remaining 8 (5.7%) lost customers due to dislocation. Hence, income degraded but expenses are highly increased. There were however, 3 (2.1%) said that they encountered new opportunities in the new settlement. (*Table 18 has summery*).

*Table 19: Relocates' business engagement status after relocation summary*

<b>Relocates current business engagement status</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
Self-employment	19	13.6	13.6	13.6
Private firm employee	12	8.6	8.6	22.1
Gov't employee	8	5.7	5.7	27.9
Non-Government employee	6	4.3	4.3	32.1
Daily Laborer and others	24	17.1	17.1	49.3
<b>Unemployed</b>	<b>71</b>	<b>50.7</b>	<b>50.7</b>	<b>100.0</b>
Total	140	100.0	100.0	

The unemployment is highly increased after relocation in relation with the demolition of the private or own-business in city centers. For the question what kind of job they do currently, 71 (50.7%) replied they do nothing and 24 (17.1%) engaged in daily laborer & other works, even if it is a "sometimes" opportunity. 19 (13.6%) replied that they are trying to start own business in the new settlement for survival. The others 8 (5.7%) and 6 (4.3%) are government and NGOs employees respectively. (*Table 19 has summary*).

Table 20: Relocateses' employment status after relocation summary

Relocateses employment status after relocation					
		Frequency	Percent	Valid Percent	Cumulative Percent
Have you stayed jobless after dislocation?	Yes	83	59.3	59.3	59.3
	No	57	40.7	40.7	100.0
	Total	140	100.0	100.0	
If yes, for how long you stayed jobless?	1 Year	27	19.3	19.3	19.3
	2 Years	13	9.3	9.3	28.6
	3 Years and above	15	10.7	10.7	39.3
	Unemployed	46	32.9	32.9	72.1
	0 yr.	39	27.9	27.9	100.0
	Total	140	100.0	100.0	
Were you engaged in productive activity after dislocation?	Yes	3	2.1	2.1	2.1
	No	126	90.0	90.0	92.1
	No Change	11	7.9	7.9	100.0
	Total	140	100.0	100.0	

Relocateses lose jobs in the process of relocation due to urban redevelopment initiatives. In addition, the new settlement couldn't be a friendly environment as the respondents indicated in my data collection period. The habitual attachment and their working culture are totally changed and it takes time for the restorations of their businesses. Scanning the new environment and make themselves ready for work in their new districts are not easy tasks for the relocateses. The summary in the above table shows that 83 (59.30%) of relocateses stayed jobless after dislocation while only the 57 (40.7%) were not affected in unemployment due to the dislocation.

In addition, the majority of respondents 126 (90.0%) replied that they were not engaged in productive activities after the dislocation to win bread in their respective lives while few 3 (2.1%) said they were engaged in productive activities in the new settlements. The rests 11 (7.9%) said there is no change in their activities. (Table 20 has summary). However, among this data, unemployed from the beginning were included and they do nothing currently in the new settlements as well.

Table 21: Relocates' part-timer chances in former places summary

Relocates' advantage in being part-timer in former places					
		Frequency	Percent	Valid Percent	Cumulative Percent
Did you have a part time job when you were in your former place?	Yes	59	42.1	42.1	42.1
	No	73	52.1	52.1	94.3
	Sometimes	8	5.7	5.7	100.0
	Total	140	100.0	100.0	

Another disadvantage of relocates because of the dislocation is not able to do the part time job in their offices to support their increasing expenses. Some government and NGOs employees indicated that they have lost this advantage due to dislocation. Even though 73 (52.10%) said they don't work and they are not making money out of part time jobs, 59 (42.10%) said they lost means of income generation in part time basis due to high transportation unavailability and distance from their work as well as lack of street lights in their villages which causes inconveniences for crime.

In regard to the locational advantage loss, to compare the accessibility of all facilities, questions were asked about their former places, "was there a health center nearby your former places?" over 140 sample respondents 138 (98.6%) replied "Yes". Kindergarten, Primary schools and Religious institutions take the share of 133 (95.0%), 139 (98.6%) and 140(100.0%) respectively. (Table 22 has summary).

Table 22: Relocatees' Locational Advantages in former places summary

<b>Locational advantages in former place of Relocatees</b>					
	Frequency		Percent	Valid Percent	Cumulative Percent
Was there a health center in former place?	Yes	138	98.6	98.6	98.6
	No	2	1.4	1.4	100.0
	Total	140	100.0	100.0	
Was there Kindergarten nearby your former place?	Yes	133	95.0	95.0	95.0
	No	7	5.0	5.0	100.0
	Total	140	100.0	100.0	
Was there primary school nearby your former place?	Yes	139	98.6	98.6	98.6
	No	1	1.4	1.4	100.0
	Total	140	100.0	100.0	
Were they religious institutions nearby your former place?	Yes	140	100.0	100.0	100.0

According to the demographic information collected, the majority of respondents are females who are household heads. But, they have their family members who need schools, health centers, and religious institutions. The household heads hence replied to the questions, in relation with the locational advantage loss, that there is inaccessibility of health centers, religious institutions, schools, street lights and local authorities (*Woredas and Sub-city*) nearby the new settlements.

Table 23 Relocatees' Locational Advantages in the new settlements summary

<b>The accessibility of basic facilities in new vicinity</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
Yes	40	28.6	28.6	28.6
No	44	31.4	31.4	60.0
Yes but very far	56	40.0	40.0	100.0
Total	140	100.0	100.0	

The same question was asked after relocation to find out the availability of these facilities in the new settlements, 56 (40.0 %) replied “*Yes, some of the facilities are available but very far*”, the rest of respondents 44 (31.4) said “*No, there is no sufficient facilities to the society in the new relocation*” and the 40 (28.6%) replied “*Yes there are facilities in the new settlements*”. (Table 23 has summary of data collected).

Concerning basic infrastructures, 100% of respondents replied “*there were no basic infrastructures such as water, electricity, inside roads and street lights when they were obliged to enter into the houses offered by the government*”. However, during the data collection, I noticed water, electricity and inside roads (cobblestone) fulfilled for the relocatees in the new settlements.

#### 4.3.4. Compensation

The eviction and relocation procedures closed by compensation payment to the relocatees, in doing so, the most frequent complaint of those affected is that they are not offered adequate compensation, and they were not given reasonable time to leave the area. The assessment done in associate with compensation payment is presented below.

Table 24: Relocatees’ awareness status about eviction summary

<b>Information sources of relocatees about dislocation</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
From Local Authorities	99	70.7	70.7	70.7
From Neighbor	24	17.1	17.1	87.9
From a Friend	17	12.1	12.1	100.0
Total	140	100.0	100.0	

The local authorities are responsible to communicate the relocatees about dislocation. According to the data collected, the local authorities did a good job in informing the relocatees, 99 (70.7%) of 140 respondents received information from the local authorities. However, after transmitting the first information, the next step was not done properly to avoid the relocatees confusion *i.e.* creating awareness about what urban renewal is, why it is

necessary and why the relocatees should be displaced and sacrifices their lives for these projects. Furthermore, reasonable time was not given to the relocatees to move from their origin. For the question “*Did you get enough time to prepare yourself before dislocation?*” 34 (24.3%) said “*No*”, 47 (33.6%) said “*was not enough*” and 59 (42.10%) said “*Yes*”. (Tables 25 has summary of the above analysis).

Table 25: Evaluation on relocatees’ preparation periods before dislocation summary

<b>Did you get enough time to prepare yourself before dislocation?</b>					
		Frequency	Percent	Valid Percent	Cumulative Percent
Were you given enough time to prepare before dislocation?	Yes	59	42.1	42.1	42.1
	No	34	24.3	24.3	66.4
	was not enough	47	33.6	33.6	100.0
	Total	140	100.0	100.0	

Regarding the compensation payment, I didn’t encounter a single relocatee who was satisfied in compensation payment. During data collection, relocatees complained much about compensation and the status of houses they received from government. For the question “*what was your reaction towards the amount of compensation and payments given to you?*” 53 (37.9%) replied “*Highly discouraged and dissatisfied*” while the 46 (32.9%) feel indifferent and 41 (29.3%) are dissatisfied. (Table 26 has summary).

Table 26: Relocatees’ reactions to compensation payment summary

<b>Relocatees reaction towards the amount of compensation they are given</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
Indifferent	46	32.9	32.9	32.9
Dissatisfied	41	29.3	29.3	62.1
Highly discouraged and Dissatisfied	53	37.9	37.9	100.0
Total	140	100.0	100.0	

Insufficient compensation frustrated and discouraged relocatees in addition to their eviction and relocation facts. Since the compensation given didn’t consider the current construction prices as well as the professionals payments to construct or finish the houses, relocatees had

to pay themselves for the unfinished condominiums received from the government or houses which were constructed. Among the 140 sample respondents, 62 (44.3%) said that they only got paid 11,000 (Eleven thousand) Eth. Birr for transportation as government doesn't pay compensation for its own properties, the 45 (32.10%) got paid a six month rent which is 42,000 (Forty two thousand) Eth. Birr for six month rent as they were evicted within three days prior to the planned eviction period without considering the school calendar. The rests 30 (21.4%) are private owned relocatees who complained about the compensation they got paid is without considering the current construction prices. (Table 27 has summary).

Table 27: Relocatees' compensation payment summary

<b>Compensation payment for construction in new settlement</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
No Compensation	3	2.1	2.1	2.1
Transportation only	62	44.3	44.3	46.4
Six month Rent only	45	32.1	32.1	78.6
Compensation with no consideration of current price	30	21.4	21.4	100.0
Total	140	100.0	100.0	

Following the above question, the sample respondents were asked “what kind of sources of income you used to construct the house in the new settlement if the compensation you got paid is not enough to finish, renew and construct?” 56 (40%) of respondents replied that they used their own savings to finish the house. The 35 (25.0%) of respondents said they borrowed money from relatives, and 34 (24.3%) said their children sent them money from abroad to finish the house. There are also 12 (8.6%) borrowed money from bank and their offices, 3 (2.1%) of respondents answered they got compensation from other assets. (Table 28 has summary).

Table 28: Relocates' source of construction summary

<b>Relocates source of income used to construct their houses in the new settlement</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
Remittance	34	24.3	24.3	24.3
Loan from relatives or friends	35	25.0	25.0	49.3
Loan from Bank	12	8.6	8.6	57.9
Other Compensation	3	2.1	2.1	60.0
own savings	56	40.0	40.0	100.0
Total	140	100.0	100.0	

#### **4.4. Implementation Gaps against Renewal and Relocation Laws**

Urban redevelopment has its own strategy that helps implement governmental policies through decrees/proclamations to address the problem of urban decays and shanty areas which are exhausted and unable to provide urban services to the society. These initiatives/projects are guided by laws, proclamations, regulations or directives. However, in implementing these laws on the ground, faults have been occurred constantly that resulted insecurity and suffering to the society.

Data have been collected from key informants and officials through interview and open-ended questionnaires. Hence, it was revealed that discrepancies between the law and its actual implementation on the ground have huge gaps. The qualitative data below are transcribed from the interviews and open-ended questionnaires that explain the urban redevelopment initiatives process and consequences.

##### **4.4.1. Selecting Potential Areas for the Redevelopment**

According to the data collected from urban renewal officials, selecting potential areas for the redevelopments has its steps before clearing lands, if the places are already occupied by urban dwellers. The first step is, benchmarking the master plan (urban design); those which fulfill the standards best will be selected in steps. The renewal initiatives are being implemented in line with the LDP researches conducted, provisioned by the government, on the “*problem pressure*” in detail, that is social, economic and physical problems. Example,

the status of houses and related facilities *i.e.* where the houses are very old without proper sewerage system and even without toilets that result pollution in the villages, lack of inside roads, density in a small places, slum increases etc.,. The surroundings developmental activities also another criterion to select the places where there is “*Development pressure*”, where developers are interested mostly, and in connection with the surrounding development activities which can change city’s image, as well as that support the city income. Institutional capacity is another aspect of selecting the places for the renewal purposes, the institution’s ability to pay compensation for properties and city houses *i.e.* “the budget assigned”, the scope of the renewal initiatives, etc.

#### **4.4.2. Procedures Followed in the Process of Dislocation by the Government**

Prior to urban dwellers dislocation in the urban renewal process, the government (AACA) prepares documentations for discussion, and orientations are given to the implementer (local authorities) in order to prepare them for the dialogue between the relocatees and the implementer. Gathering information about fixed assets and properties of dwellers, *i.e.* legal documents, photos, videos, standing committees of experts to evaluate and estimate the current price of the relocatees properties and submit for explanation. Furthermore, compensation payment, replacement of lands and houses, complaints hearing, and resolve complains accordingly. Based on proclamation No 455/2005, Regulation No 135/2007 and Directives No 19/2006, as well as complaints resolution directive (prepared in the AACA office), which are the main legal documents, the implementation of eviction, relocation and compensation payments are effected.

#### **4.4.3. Gaps in Implementing the Laws and Policies**

According to the officials, the persistent challenges faced by the implementers in the implementation processes are, the insufficient compensations paid to the relocatees for the properties they lose, as well as without preparing the replacement houses and lands, evictions execute, citizens suffer without good explanations and they are rushed to enter into the houses which are partially finished, and the responsibility of finishing the houses and the renewing burden fall on the relocatees. Since, government doesn’t pay compensation to its own property (*ye kebele betoch*), relocatees are obliged to pay either from own saving or loans, not respecting the laws from implementers’ side also another issue. For example,

rushing urban dwellers to move from their houses within three days against the laws was one of the scenarios in Kirkos Sub-city. (*Case 1 below elaborates the situation better*).

#### *Case 1*

*A huge amount of people was relocated for the sake of Qatar investment within three days without considering school calendar. The planned relocation period was in June but the eviction was executed in April. For this, relocatees were paid only forty two thousand (42,000.) Eth. Birr for six months' rent.*

*The relocatees said they paid the money to finish the houses they were given as it was not finished. Consequently, their children dropped out from school and they faced different problems in the new settlements. In addition, the relocatees feel cheated on the payment due to the speculations in the village that said the investor paid hundred thousand birr per head than forty thousand. This indicates lack of transparency and dialogue between the implementer and the people to clear the situation. . (Source: interview with relocatees during data collection period in the new settlements).*

*In regard to the situation, a key informant was being interviewed and replied that the Qatar investor didn't invest monetary value for the place but had an agreement to invest on the place. Therefore, the government paid the six months' rent of relocatees to conserve the diplomatic relationship with Qatar. However, the investment is not yet started due to the political situation in the Middle East. (Source: Interview with key informant).*

*According to proclamation No 455/2005 however, "The period of notification to be given in accordance with Sub-Article (1) of this Article shall be determined "by directives; provided however, that it may not, **in any way, be less than ninety days.**"*

This is the result of implementers' reluctances or knowledge gap on the implementation of laws and regulations. In addition, this led to repetitive explanation requests in the offices and lateness in performances on the ground, which affects the ability of the implementer to explain the working regulations and laws to the relocatees, this violates citizen's rights of knowing why they sacrifice their houses, why they didn't get compensation and why they are being relocated etc.

#### 4.4.4. Problems in Implementing the Laws

The urban redevelopment processes are complex in nature, on top of this complexity, lack of clear policy, regulation or directives that doesn't cover detail situations create major problems on performances as well as expose to the violation of citizen's rights. The policies and regulations are being implemented on citizens that affect their day to day lives. As a result, the cases that are not covered on the regulations and policies pop up during executions.

For example, According to regulation No 135/2007, "*Any person who claims for payment of compensation in accordance with the Proclamation and these Regulations shall produce proof of legitimate possession of the expropriated landholding and ownership of the property entitling compensation*". This means without legal documents, compensation payments will not be effected. However, realities on the ground are the existence of large amount of people who don't have legal documents to certify ownership of the place where they live in, these people live forty years and above in the villages without any documents. The regulations don't have clear settlement regulations for these kinds of cases. (*The following case elaborates the concept more*).

*Case 2:*

*According to the relocatees in Kirkos Sub-city, beside the Genet Hotel and in front of the African Union, there is a fenced land given to a Qatar Investor waiting for development commencements. Due to these development initiations, urban dwellers have been evicted and relocated. However, during the eviction, the dwellers who don't have legal documents and who live with the owners for years were not given houses in respecting the laws. This resulted many dwellers to be homeless. These people with the local authorities help were being transferred to a hall called "Kirkos Sub-city counseling office". These people were given houses after four months of suffering in the neighborhoods.*



*Photograph 1. Shelter where relocatees stayed temporarily*

### *Case 3:*

*In connection with Case 2, the rest of forty three (43) relocatees stayed in the “Woreda’s Health Center halls” temporarily until the replacement houses are ready, but unfortunately the hall was being burnt for not known reason and the relocatees faced another challenge again. Finally, after eleven months waiting, they were given with “ye Kebele betoch” in Legetafo area built with cheap housing materials. The rests of seven households who the local authority was not convinced in their appeal for the replacement houses due to their weak and insufficient documentations in hands stayed for a year in their tents to date, on where their houses used to be, waiting for “the Woreda’s pity and solution”. During the interview, these relocatees complained that they should be treated as citizens. (Source: field survey, interview and observation). The pictures below show the situation.*



*Photograph 2. Evicted people's tent*



*Photograph 3. Evicted people's tent*

#### **4.5. How Government Handles Relocatees Complaints?**

Government receives many complaints from citizens concerning the relocation, resettlements and compensation issues due to substantial projects of renewal. However, since the projects are enormous, the government couldn't cover and satisfy all complains. The main problems are: relocatees with incomplete legal documents which interrupt the implementations in time, the local authority's failure in providing replacement houses and/or places where basic infrastructures are fulfilled, giving houses to relocatees without considering family size, relocatees dissatisfaction in the compensation payments etc.

In order to solve the above listed problems, government formed implementation procedures and regulations. According to the officials, problems are being solved based on legal clusters, in Sub-city level, in AACA level, through Land Development and Management offices, Urban Renewal Offices and the Mayor's office. The procedures to solve the relocatees complaints are; experts in complaint hearing offices of every level go to the places where the complaints arise and approve if the complaints are reasonable. As a result, the compensation payment regulation reviews according to the current market price. However, one who is not satisfied with this, he/she could go to the higher court or regular court and appeal. (*Source: open-ended questionnaire*).

On the other hand, relocatees were asked during data collection, if they complained to the authorities about their dissatisfaction, and the below data were obtained. The majority of sample respondents 110 (78.6%) said they didn't appeal out of frustration and their negative anticipation that there won't be any solution for their problems. The 28 (20.0%) said they appealed but there was no feedback from the authorities side and the rest 2 (1.4%) said they were able to get solutions to their problems. (*Table 29 has summary*).

Table 29: Corrective measurements to respond to Relocatees' complaints summary

Corrective measurements taken to respond to relocatees problems					
		Frequency	Percent	Valid Percent	Cumulative Percent
Have your complaints been feed backed?	Yes	2	1.4	1.4	1.4
	No	110	78.6	78.6	80.0
	No reply	28	20.0	20.0	100.0
	Total	140	100.0	100.0	

#### 4.6. Idle and Vacant Plots after Relocatees Evictions & Dislocations

The main actors of urban redevelopment projects are developers/investors, governmental institutions, Diplomatic Missions, private institutions as well as religious institutions. One of the criteria in the urban redevelopment site selection is where many developers are interested. Therefore, places where developers are interested are cleared the earliest possible and make it available to the investors which results the immediate urban dwellers eviction and relocation. After dwellers immediate evictions, the developer delays in starting the activity on the places for different reasons, in the meanwhile, the places stay idle and vacant for years. Related to this, the below facts were discovered during the interview with key informants.

##### 4.6.1. The main Reasons why Lands Stay Idle and Vacant

According to the in-depth interview with a key informant concerning the idle plots, there are two categories why plots stay idle for years. These categories are the Administration and developers problems:

##### a) The Administration's Problems:

The lands should be given to the developer cleared and ready for development activities, *i.e.* freed from people on it and freed from utility lines (water, electricity, telecom etc.). However, since the implementer couldn't find the replacement houses to the relocatees on time, the lateness on clearing the lands occur:

- The master plan's frequent revisions also other administration problems to provide lands on time to the developer. Due to plan gap, the developer should adjust his/her building designs accordingly. To do so, the developer faces huge bureaucratic steps;
- Lands which are under government property lacks budget due to long bureaucracy in the annual budget years. Hence, budget transfers to the next year. Contractors also another problems in delaying the development activities;
- Private properties on the plots which have court cases and the process takes extended time to demolish the places. Government couldn't pay compensation and evict the relocatees while the court cases carry-on. Therefore, the waiting occurs;
- Lack of potential & coordination between implementers from sub-cities to the AACA offices, as well as unnecessary interferences of higher authorities due to rent seeking is a huge problem that delays the development activities;
- Last but not least reason is lack of determination from government side *i.e.* reluctance in taking corrective actions & lack of controlling mechanisms where unreasonable lateness on development activities occur.

### **b) Developers' Problem**

Developers after receiving the cleared lands, they encounter difficulties in starting the development activities. Below, different reasons are listed. (*Source: in-depth interview*).

- Developers buy the lands through lease agreement from government without having enough capital to do the development on time;
- Developers buy the lands through lease agreement from government and leave it without any activity for years calculating the profit out of resell;
- A developer with enough capital but no project based developmental activities *i.e.* no project plan for the initiatives which results repetitive errors, resource wastage and lack of proper time management etc.;

- Social problem is another problem of the developer *i.e.* Medical problems (critical sickness), imprisoning, traveling abroad and stay there longer as well as court cases. Pictures below of idle plots. (*Source: field survey and observation*).



*Photograph 4: Idle and vacant plot in Kirkos Sub-city*



*Photograph 5: Idle & Vacant plot in Kirkos Sub-city*

#### **4.6.2. Corrective Actions by the Government to Activate Development Activities on Idle & Vacant Plots**

According to the key informant, after providing the freed land to the developer, government follows-up on development activities, if they are started within a reasonable period of time, and, when a developer faces problems, government tries to support according to the level of the problem, if the problem is force majeure to the developer, for example, clearance problems, court cases (government pushes the case by giving the court necessary documents in order to fastening the decision processes by the court). However, if the developer's reasons are not persuasive to the government, negative decisions will be taken to revoke the agreement. The first step is giving warnings, and then cancelling the agreement, legal documents will be taken away, will be asked to remove properties on the ground (if development activities are started), police force will be used if necessary, as well as prosecuting and open files in court, payments of lease for the estimated profit government could have gained during his/her possession, compounded interest payment to the bank, and the advance payment will be returned to the developer deducting all the above listed expenses by the government.

#### **4.6.3. Corrective Measurements on Diplomatic Missions, Religious Institutions and Potential Investors**

The rules, regulations and the Laws function equally to all. However, there are special cases that the government should handle carefully; the Key informant replied for the question "*What are the corrective actions taken by the government to activate the idol & vacant plots under the possession of Diplomatic Missions, Religious Institutions and Potential investors?*" The implementer couldn't apply the Law directly to the Diplomatic Missions due to their immunity rights, and to be politically correct in keeping the relationships between countries. However, government tries to deal through Foreign Affairs (should be diplomatically correct) and gives warning to take the land and persuade them in giving land whenever they are ready to develop. Due to social and cultural issues also, dealing with religious intuitions needs careful negotiations. Hence, government deals with them promising to give land whenever they are ready to develop. Furthermore, Potential investors who contributed a lot to the country also need reasonable time to be given to encourage

them. All these good reasons delay the development activities, and the number of Idle & Vacant plots increase.

#### 4.6.4. Guarding Issues on Idle & Vacant Plots

According to the key informant, guarding the fenced, idle and vacant plots are the responsibilities of either the government's or the developer's according to the ownership entitlements they have. Lands under the government's property are protected in agreement with the police force, while plots under the developer's property are the responsibilities of the developer to make the shielding. However, the security issue in these plots right now is very critical to the society, especially in the evenings, due to lack of enough protections on the ground, where urban crimes carried out in them. Furthermore, these plots are being used by the surroundings for different activities *i.e.* to gather trashes, to rent and wash cars, to repair and sell doors and windows from demolition. The below pictures illustrate the situation.



Photograph 6. Idle & Vacant plot serving other activities in Kirkos Sub-city



*Photograph 7. Idle & Vacant plot serving other activities in Kirkos Sub-city*

#### **4.6.5. Socio-Economic Crises due to Idle & Vacant Plots**

Land values are appreciating in a highly increasing manner from time to time in Ethiopia, and the related incomes are very high to the government. According to the officials and the key informant however, government loses profits and benefits every second that could have been gained because of idle and vacant plots. In addition to monetary values, political and social values are also lost *i.e.* After relocating urban dwellers, the plots are fenced and left out for years without any activities which expose government to lose societal trust. Furthermore, had the lands been developed, there could have been employment opportunities to citizens, tax collection from the business running, the opportunities to change the city's images as well as the chances of other potential investors to invest are missed.

## Chapter Five

### 5. Summary of Findings, Conclusion and Recommendations

The purpose of this thesis was to review policy, related to urban renewal projects, and its associated implementation procedures, the reasons of implementation gaps and the developers' problems in obtaining potential lands for development, to assess the barriers of commencing the developments activities after obtaining cleared land from government within the planned periods, as well as, to examine the relocatees problems due to eviction and relocation because of the redevelopment projects. As a result, the research discovered different challenges faced by the relocatees and the implementers in the process of executing the renewal projects.

#### Summary of Findings

In assessing the challenges of urban redevelopment initiatives on urban dwellers, where evictions and relocation take place, variables have been assigned striving to get related data, and under each variable, the research questions raised in the study were answered. Thus, the following findings and result were found.

- According to the collected and analyzed data, it is possible to say that the relocatees faced difficulties in detaching from their former places. This is due to the relocatees' psychological unpreparedness. In addition, their role in decision making process and participating was degraded only to information sharing and command taking from implementer;
- Social and cultural values disruption in the redevelopment projects implementation process that resulted for a relocatee to face social problems alone due to the loss of societal interactions, their association in helping each other is lost as a result of new environment where trust is not developed among the relocatees in the new settlements;
- Business related relocatees lost connections with their customers, suppliers and "Ekub" partners due to dislocation, hence, well-formed business chains for years are disrupted and means of income generations also lost. Unemployment folded twice in the new settlements;

- Relocates unquestionably lost locational advantages relative to their former places due to renewal projects and associated dislocation programs and it is the cause of their annual income degrading, some reasons are:
  - High transportation cost and shortage of transportation (time wastage in roads);
  - Increased number of unemployment;
  - Inaccessibility of Health centers, schools, religious institutions, as well as local authorities *i.e.* Woredas and K/Ketemas, police stations nearby their surroundings;
  - Local markets inaccessibility, “*Gulit*” the society depends largely on local markets for quick access of household’s cooking. But, in the new settlements, relocatees should use transportation for shopping;
- Relocatees lost either jobs due to dislocation or the chance of being part-timer due to distances, supporting the increasing expenses is almost impossible for the relocatees;
- High Housing loan payment also the result of dislocation which relocatees should pay every month that degraded their annual income and put their survival in question in addition to the unemployment; the compounded interest laid by the commercial bank of Ethiopia also a frustration to the relocatees.
- Insufficient compensation payment is another challenge to the relocatees. Government doesn’t pay compensation to its property. However, citizens lived in the houses for forty and above years with very low income which label them under “poverty level”. Due to the absences of clear and supportive policy which consider the society’s problem on the ground, citizens are suffering the imbalance created in their lives.
- The insufficient compensation payments affected the owners of private properties as well. Relocatees didn’t get the replacement houses and payment on time, as well as, the compensation payment is not considered the current market price as stated in the proclamation No 455/2005 which doesn’t consider the depreciation of the houses in current status.

Findings from qualitative data strengthen the concept of knowledge gap from the implementer sides in every level of concerned bodies on the documents. In addition, due to unclear & incompatible policies with the existing reality, citizens are exposed to suffering and struggle to survive in their daily activities to live as policy has enormous impact on their lives that resulted “losers” and “gainers”.

Residents ‘evictions without reasonable time, rush them to move where basic infrastructures are not provided, the unfinished houses with liability etc. all these are the implementation gaps results. The Addis Ababa city Administration compensation and substitution amended directive No. 19/2014, “*No people could be relocated unless road, water and electricity are fulfilled at the relocation site (unless the relocation site is developed)*”.

The cases which are not covered in the policies are another challenge on citizens. Relocates ended up homeless after eviction only because they don’t have ownership titles to their houses and properties; this could have been rather an opportunity to make citizens independent owners of their own houses to create healthy society by the government.

On the other hand, developers/investors, governmental institutions, diplomatic missions, religious institutions all actors received cleared lands based on their questions for development. However, not few in number didn’t use the lands as anticipated. In consequences, the government lost a lot of benefits for it and pay price in different directions. Social and economic crises *i.e.* losing societal trust, the frustration of citizens due to unreasonable evictions & sufferings, as well as its associated problems. In monetary values, the government loss is enormous. The anticipated collection of tax after the development due to the running businesses in them, employment opportunity for citizens, image changing of the city as well as the chances of other potential investors to invest on the places are the government loss or disadvantage.

Developers encounter different difficulties to get the clear land for development from government. The administration problems that delay the obtaining of lands, clearance issue, long bureaucracy, court case as well as higher authorities interferences due to rent-seeking which is a serious issue on the implementations of policies. As a result, idle & vacant plots trend without any activity for years. In the meanwhile, the fenced, idle & vacant plots

became a threat to citizens in security wise that is, urban crimes carry-out in them during the evenings, and pollution occur due to trash gathered in them.

Developers also have their issues to start the development activities which results idle and vacant lands. after they received the lands, either it could be due to lack of capital or waiting for market price increase, as they strive to maximize profit out of the plot reselling, or projects without proper planning that caused them resource wastage, as well as social problem crises *i.e.* Critical sickness, imprisonment, traveling abroad and stay there longer etc...

### **5.1. Conclusion**

Urban renewal is unavoidable activity if a country's legacy should continue and if well conserved country should be passed to the next generation, as well as, to keep the healthy environment, changing the city's image, improving citizen's living standard and to inspire the economic growth of a country. To have the above listed ideas successfully done however, a government should have a properly planned strategy to save citizen's suffering, insecurity and unnecessary sacrifice.

Citizens suffered because of unorganized and lack of properly planned evictions & relocations programs. On the other hand, implementers were challenged in implementing the projects. Even though good results were remarked, the country has a lot to do under the ongoing projects started. Projects are left unfinished after the eviction and relocation of urban dwellers. Idle and vacant plots are not few in number to see in the neighborhoods which are becoming a threat to the society. Furthermore, unclear policy of urban renewal, expropriation of lands for public use, compensation payments and uncovered cases on the ground by the policy that resulted homelessness and joblessness need serious attention. The implementation gaps that left burden on relocatees' as well as basic rights violation, high rate of unemployment that threatens the country's economic growth negatively and puts the security issues in danger out of citizen's frustration are also important issues to handle.

The main purpose of countries' development is for the citizens' well-being not to put citizens in problems. The formed policy inclines or sides to safeguard government's benefits rather than to the society's benefits. Responsibilities delegated to the local authorities to be implemented in line with the policy are a question by itself, there is no rules and regulations to control activities done in every level of local authorities except that the stated working standard. The absence of good governance in the offices to protect rent-seeking and reprimanding higher officials who are involved in it is not strong. Hence, many deals that jeopardize the country's economy at the society's cost carry-out exhaustively.

## **5.2. Recommendations**

- Policy, related to urban redevelopment programs, would be better revised constantly according to the current situations *i.e.* to embrace the uncovered issues that pop up during implementation, and the compensation and substitutions directives need constant revision, at least a six-month gap different, as the market price increasing and inflations are dynamic in everyday lives;
- Reconsider the inclusion of strong interest groups among the society to embrace society's interest and demand in the policy making process so that the society's benefits and essentials could be included;
- If renewal dialogues or discussions are designed to enable reassuring agreements on the outcomes could minimize the implementation gaps on the ground;
- Citizen's basic rights violation in the process of urban redevelopment implementations needs special attentions to be minimized *i.e.* Surprising evictions and dislocation to where basic infrastructures are unavailable;
- Urban redevelopment programs could be limited to "*project based*" instead of "*over ambitious projects*" that are supported by well-done researches prior to the implementations rather than a large amount of development programs running at a time: This saves resource wastages to the government and give enough time to the residents in the dislocation process;

- Professionals' knowledge gap which led to a repetitive explanation requirements and letter writings in the offices that delay performances on the ground in implementing the laws effectively could be improved through different capacity building programs, and laws could be implemented equally to all citizens as well;
- If the relocation sites are well developed, relocatees could profit the spillover effects i.e. means of transportations, employment opportunities, street lights, feeder roads etc. could be accessible easily;
- Genuinely subsidized houses to the low-income households in the lowest price or non-interest loan could be considered. Otherwise, in addition to the unemployment, citizens are highly frustrated due to high rate of liability payment for housing. Considering their locational advantage losses, they should be encouraged with other benefits ;
- If government initiates development activities around the new settlements that creates job opportunities to the unemployed through different programs could support restoring the relocatees incomes.
- As well as, those who would like to do their own business could be encouraged and subsidized through well designed credit system. *Example. Microfinance.* Referring to Proclamation No. 471/2005 and 4(1) and 455/2005 *with a purpose of not only paying compensation but also to assist displaced persons to restore their livelihoods;*
- Government needs strong corrective actions to control rent-seeking activities in the offices which are bottlenecks, development activities not to start and accomplish in time, for urban lands to trend fenced, idle and vacant that caused a socio-economic crises to the government and a threat to the society;
- Government could consider other alternatives of urban redevelopment methods instead of urban renewal. Example, establishing a completely new city other than Addis Ababa and make the people move by itself and live in there. Addis Ababa remains to be only the Administration's city. This avoids unnecessary pressure on citizens.

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