ADDIS ABABA UNIVERSITY

SCHOOL OF GRADUATE STUDIES

COLLEGE OF DEVELOPMENT STUDIES

URBAN DEVELOPMENT AND MANAGEMENT CENTER

INTEGRATED HOUSING DEVELOPMENT PROGRAM IN ADDIS ABABA: POLICY VERSUS PERFORMANCE, THE CASE OF KIRIKOS SUBCITY

BY: SILESHI AZAGEW MENGESHA

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ACRONYMS

AAHDPO: Addis Ababa Housing Development Project Office

AARHA: Addis Ababa Rental House Authority

CSA: Central Statistical Authority

FGD: Focus Group Discussion

HCB: Hollow concrete block

MDG: Millennium Development Goal

MWUD: Ministry of Work and Urban Development

IHDP: Integrated Housing Development Program

NGOs: Non-Governmental Organization

NUPI: National Urban Planning Institution

UN: United Nation

ORAAMP: Office for Revision of Addis Ababa Master Plan

PASDEP: Plan for Accelerated and Sustainable Development to End Poverty

PASD: Policy Study and Analysis Department

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ABSTRACT

Today, many developing countries urban centers are facing different problems. Housing shortage and poor housing condition are the most critical challenge. Ethiopian urban areas in general and Addis Ababa in particular are also the part of this problem. The Addis Ababa city government has been trying to mitigate this housing problem through Integrated Housing Development Program by upgrading and redeveloping the city's slum area since 2006.

To implement such a huge type of program is challengeable with low capital, inadequate labor and lack of comprehensive housing policy. In this study, the researcher investigates the performance and challenges of this Integrated Housing Developments Program in Addis Ababa by taking Kirkos sub city as a case study.

To obtain primary data, purposive and random stratified sampling methods were used while conducting a questionnaire survey. The sample units consist of the households that are living in condominium houses. First, the housing project sites were selected purposefully, and then the selected sites are stratified into four strata based on the housing typology. In sum, by using lottery method 135 households, forming 15% of the sample frame were selected from all housing typology.

As per the main finding of the study the IHDP has failed to achieve its major objective in the planned time scheduled. The housing project was started with the objective of solving the housing problem of the low income and middle-income group. However, the vast majority of the beneficiaries were higher income households, and significant number of the houses were rented by being transferred the units to a third party. In providing basic utility and infrastructure, the project has positive image, but the quality of the provided utility and infrastructures were not satisfactory. According to the program, the Project office should have constructed 200,000 housing units from 2006-2010, but only 39% of the planed is achieved. The program deemed more successful only in terms of generating job opportunities and improving the livelihood of the operators. So in order to make the program sustainable in every aspect, evaluating the program and then revising the strategy and objective of the program with the reality on the ground should be important. Government should also formulate appropriate and comprehensive housing policy that addresses the housing problem of the urban poor.

CHAPTER ONE

1. INTRODUCTION

1.1 Backgrounds

It is now becoming increasingly evident that the rate of urbanization has outgrown the management and financial capacities of most African cities. Authorities have been unable to curtail the growing problems in the cities. This includes among others persistent problems of poverty, Unemployment, and inadequacy of essential services such as housing, health and education. In the face of these glaring challenges in third world cities, there have been calls to take actions by all concerned parties. According Tebark (2006), various interventions have been made to alleviate the housing problem of third world countries. Initiating campaigns to demolish slums and informal settlements with the objective of replacing them by conventional housing units have long been the policy issues of third world city administrators and planners.

Ethiopia's urban centers are characterized by a poorly developed economic base, high level of unemployment and incidence of poverty and slum habitation. An indicator of the magnitude of urban poverty is the proportion of the urban population that lives in slum areas. It should be noted however that, Ethiopian cities are not characterized by segregated settlement pattern, and slums form an integral part of the city (IHDP, 2008).

It was only in 2004 however that a clear policy direction was initiated, that later was translated in to a formal policy statement of the government and a detailed program. Consequently with the aim of addressing the aforementioned conditions, Ethiopia designed the strategies of the Integrated Housing Development Program (IHDP) in 2006. This strategy envisages not only the provision of decent urban housing to citizens, but also the utilization of housing as an instrument to promote urban development, create jobs, and revitalize the local urban economy through Micro Small Enterprise

development, encourage saving and empower urban residents through property ownership, and develop the capacity of the domestic constrictions industry. It is now the program is implementing across 59 cities in the country (IHDP, 2008).

Addis Ababa, the capital city of Ethiopia, is one the cities in Africa facing a major challenge of urban poverty and slum proliferation. According to Tesfay(1992), Shortage of housing is among the most visible problems in Addis Ababa. It could be understood in terms of its qualitative and quantitative dimensions. Similarly, Asfaw (2005), suggested that similar to other poor countries, the urban housing problem in Addis Ababa is mainly attributed to continuous population increase, low level of economic performance, inefficient service delivery.

The study conducted to implement the millennium development Goal has found that, more than 80% of the city's population is living in slums which are characterized by overcrowded neighborhoods with no or little basic infrastructure and municipal service, worn out physical structure under unhygienic conditions, lacking of safe drinking water, sprawling informal settlements in disaster prone areas, illegal land occupation and absence of tenure security, high rate of HIV/AIDS, high rate of unemployment and informal economy being vulnerable to all kinds of risks.

To overcome housing and related problems, several upgrading and urban renewal interventions were undertaken at specific neighborhoods both by the governments and non-governmental organizations. However these were ineffective to changes the general picture of the city and to alleviate the poverty. ORAAAMP (2002), indicates that housing is a high priority for the city for several reasons. And hence, Addis Ababa city administration is committed to address the housing crisis and also many best practices have been explored and applied, such as the introduction of the condominium concept to facilitate

group ownership and legal title for the houses and promoting densification and urban renewal programs to efficiently use the city center.

Addis Ababa, has been witnessing phenomenal public and private investments since 1990s. The strategic development frame work of the city provides ten years (2001-2010) policy and development direction. According to the Master plan Revision office of Addis Ababa (ORAAMP 2002:48), housing, slum upgrading, the development of inner city, construction of roads, establishment of industries and warehouse, and protection and development of the environment are the six priority strategic development goals to be achieved during the ten years plan. Integrated housing development project is one integral part of these six priority development goals. It has its own role in achieving those aforementioned goals.

With the above goals the government started Integrated Housing Development Project since 2006 in order to alleviate the housing problem of the urban poor. Many houses constructed and distributed for the beneficiaries in different sites of each sub city, and also the construction of houses are continuing till 2010. Therefore, the theme of this paper is to explore and asses the performance of this Integrated Housing Development Project as a policy direction in achieving the designed objective of the program. More of the emphasis of this study is on one of the objectives of the project i.e. provision of adequate housing for the urban poor.

1.2 Statement of the Problem

Today, many developing countries are facing different problems especially in urban areas. Problems like resource scarcity, environmental degradation, inadequate provision of service and infrastructure, housing shortage and poor housing condition are some of the most critical challenges. The mechanisms to combat such problems vary among countries. Different countries designed

development of financial market, and domestic construction industry are another approach in the promotion of affordable housing to the urban low income and middle income groups.

Some papers were done on this housing project, but most of them were not deeply identify and address the impact of the program. Almost all of them were done during the early stage of the program. So it is difficult to evaluate the impact of any program and project at its early stage. Since the project is multi objective in its nature, it is wide and deep to study all aspect of the project at once. Other weakness of these papers is that, they were not well studied the single aspect or objective of the project. They tried to touch every aspect of the project at one paper. In this regard, it is difficult to reach to conclusions.

But what makes different this paper from the others is that; it evaluated the single aspect or objective of the program i.e. the performance of the project in alleviating the housing problem of the low and middle income groups. Also, since the project is on its final stage according to scheduled project time plan, this paper can be reached to conclusion about the performance of the outlined objectives of the program.

As stated above the program has multi-objective in its nature. It is difficult to assess all the objective of the program in this study. It needs a lot of time and finance. Therefore, this study was limited only on the single aspect the project, i.e. how much the aforementioned objective of the program in providing adequate housing for the urban poor was realized. In general term, this paper looks at the performance of the IHDP in line with its strategy and objectives in alleviating the housing problem of the low and middle income groups.

1.3 Objectives of the study

The general objective of the study is to assess the performance of Integrated Housing Development Program in addressing the housing problem of the city in general and Kirkos sub-city in particular.

Specific objective

1. To identify whether the Integrated Housing development project has provided adequate houses for the target (low and middle income) group of the urban dwellers.
2. To assess the condition of constructed houses, infrastructure, and basic facilities.
3. To evaluate the achievements and challenges of the project in addressing the shelter need of the low and middle income group and enhancing the economic condition of the urban poor.

1.4 Research Question

While analyzing the performance of Integrated Housing Development Program in improving the shelter needs of the urban poor in Kirkos sub-city, this study provide answers to the following questions.

1. Are the project provided constructed houses for the target group i.e. the low and middle income groups of the urban dwellers?
2. What are the condition of constructed houses, services and infrastructure?
3. To what extent the IHDP achieved its objectives in the scheduled time gap?
4. What are the challenges of the program?

1.5 Significance of the Study

Housing problem of developing countries in general and Addis Ababa in particular is very vast and intertwined. Studying these problems is very important in order to give better responses on time. Especially, when the study

combines both the problems and the measures, which are deemed to solve the problem, is able to convey great deal of information for planners and policy makers. From this stand point, any development activities like IHDP have positive and negative impact on the target areas. Therefore undertaking research on the progress and performance of the program is very useful.

Thus, the importance of this study is that, it can show the outcome of the program in relation with the intended objectives in the planed time interval. Next, it can show problems, which were not visible for the program planner and implementers. This can help them not to commit the mistake again. Finally, it is helpful in providing more information to the program implementers and policy makers to revise the operational policies, plans and strategies of the program based on existing reality in order to sustain the program and intern to alleviate the housing problem in the city.

1.6 Scope of the Study

By taking the case of Addis Ababa, the study concentrated on the Kirkos sub-city. This inner city is selected purposively due to the reason that, many of the studies were not focused on the inner-city development, and also the sub city selected as a case study from the point of view of it is reserved area of a city center expansion. Therefore, this study focuses on the performance of Integrated Housing Development Program in alleviating the housing problem of the city. Specifically, it tried to investigate the performance of the project in providing decent housing for the low and middle income group, and the achievement and the challenges of the project.

1.7 Research Methodologies

1.7.1 Data Source

The study had employed both quantitative and qualitative data collection methods. Data collection was done from both primary and secondary data source. In case of primary source, data was generated through structured

questionnaire, focus group discussion with knowledgeable residents of the newly constructed condominium houses, interview with responsible government officials and those individuals who engaged in implementing integrated housing project and personal observation were used. In case of secondary data, information was gathered from published and unpublished materials, Such as books, thesis papers, housing policy document and proclamations, reports on the project implementation process and internet web site. Through Personal observation, photographs of the study sites (project sites) were taken to supplement the data analysis as the valid inputs.

1.7.2 Sampling Design (Technique)

To achieve the first objective of the study, primary data was collected through interview from government officials and some knowledgeable household residents. In addition to this, to get more tangible information about the project, face to-face personal interview with selected households by means of questionnaire was done. The households were selected by using stratified systematic random sampling from the selected sits.

Kirkos which is one of the 10 sub-cities of Addis Ababa, is estimated to have 1626 hectares with a total population of 220, 991 (CSA 2007). It is almost in the center of the city and congested sub-city having situated in the north of "Nifas Silk and Lafto", south of "Arada", west of 'Yeka" and "Bole", and east of "Lideta" sub city. According to AAHDA (2009), fifteen sites are developed in the sub-city such as Meskel-flowers, Kirikos-I, Kirikose-II, 34-meda, Temenja-yazi, B-meda, Ras Mesfin meda, Kirikos-4, kebel 01/19, legeher Gumuruk, Bulgaria, Dandi-boru, Libe-Fana, kirikos Gotera and Amalgamated sites. These sites have 4242 apartment houses and from these the Gottera site is new and it was not occupied by the beneficiaries until this data was collected. Therefore, the sample frame of this study was the total household found in other sites of the sub-city except Gottera. The total numbers of the households in those sites are 1809. Again from this sample frame, five sites were selected purposefully. From

whole sits of the sub city, the selected sites for this study are five. This is because; residents of these sites have started to live for a long period of time as compared with other housing units and hence rich information about the study could be obtained. And it is assumed that, these can be best representing the other sites since the overall construction system of the housing units are the same. They are also selected because they have more upgraded households of the sub-city, and the rest are occupied by the relocated people from other sub-cities. Based on these criteria's, Meskel-flowers, 34-meda, Tebenja-yaje, and legeher Gumuruk, Mesfin Meda with total housing units of 892 selected. From these samples size 135 households were selected (15% from each selected sites). This was done first by using stratified sampling method, the condominium housing typology were selected based on equal proportion and then the sample households were selected from each housing typology by simple random sampling methods. So each household had got equal chance to be selected in sample households.

Table 1: Sample Frame

No	Selected Sites	Total Houses	Sample House unit
1	Temenja-yazi	118	18
2	34-meda	144	22
3	Meskel-flowers	154	23
4	Legeher Gumuruk	219	33
5.	Mesfin Meda	260	39
	Total	892	135

Source, AAHDO (2009)

In order to achieve the third and fourth objective of the study, quantitative and qualitative data containing detail information of micro small scale enterprise , series of reports and documents about the micro scale enterprise was collected from kirikos sub city and Addis Ababa housing development project .Alongside the aforementioned data sources , qualitative evidences was also collected

through in-depth interview with housing project officials of the UDWM, Addis Abab city, Kirkos sub city, project sites manager's, and the households.

1.7.3 Data Analysis

The data analysis employed analytical techniques or procedures. For quantitative data, descriptive statistical method of analysis, such as frequencies and percentages were used and the findings were described and presented in tables, graphs and charts. A thematic or narrative method was also employed to analyze the qualitative data which was collected through structured interviews and direct observation. Qualitative data are also used for supporting quantitative data at the same time.

1.8. Organization of the Thesis

This thesis has five chapters. The first chapter introduces the main area of the study. It states the research problem, its objective and research question and indicate the overall methodology employed while addressing the research questions. The second chapter reviews related housing issues such as; the meaning and concept of housing, different perspectives on housing policy, an integrated housing development approach in housing policy, housing condition in third world countries, the overview of the urban housing situation in Ethiopia with policy direction, and Housing situation in Addis Ababa . Moreover the chapter also attempts to discuss the conceptual framework of the study. The third chapter consists of the result and discussion with the overview of IHDP, and the study area description. In the fourth chapter about the major achievements and challenges of the IHDP presented. As the fifth and final chapter, based on finding of the study, conclusions are drawn and recommendations were forwarded for the study.

CHAPTER TWO

2. LITERATURE REVIEW

Literature was reviewed related to the intent of this study. The reviewed literature includes; meaning and concepts of housing, different perspective on housing policy and integrated development approach to housing policy, overview of housing in developing countries, the urban housing situation and housing policy in Ethiopia, housing condition as well as housing characteristics and its implications in Addis Ababa, and Conceptual Framework of the study is presented in this chapter.

2.1. Meaning and Concepts of Housing

Even if we use the word housing in our day- to- day life like the words rich, poor, development or poverty, it is hardly possible to find universally accepted definition of the term houses or housing. It is because the term housing on the other hand is income biased (vary between the rich and the poor) and on the other hand its usage varies from society to society, culture to culture, and place to place. Burns, put it as follows; the problem of defining housing is difficult enough when a single country or the economically advanced areas as a group are considered and compounded in an international context that include poor as well as rich nations, world regions sharply differing in climate, and societies with highly diverse culture (Burns, 1977:15).

The basic and controversial issue which arises in the definition of housing is whether the term refers merely to the physical shell of a residence, or it embraces also residential environment and the amenities available. Some relate housing simply to the internal service delivered by the house i.e. protection from climate risks, provision of space for food preparation, storage, sleeping and procreation. Others conceives housing as a combination of internal as well as external facilities like access to work place, shopping, transportation,

schooling and health services and neighborhood features(Glaser, 1985; Rossi, 1980 cited in Shewnesh 1994).

UN-HABITAT (2001) defying housing as:

> *" ...an essential components of human settlement, at the most elemental level , it addresses basic human needs by serving as shelter, offering protection against excessive cold and heat, rain , high winds and other intemperate weather, and also protects peoples against street crime."*

Based on this definition, housing is a guard for human being that protects from different problems caused by human beings and also natural phenomenon. Housing is also important for physical enclosure, for domestic behaviour and base for different activities and interactions.

Most scholars tried to give a very comprehensive explanation for the term housing by taking in to consideration the surrounding social, cultural economic and environmental conditions. And many of them stressed that, housing is not only the residential building, but also it includes the surrounding environmental and other social services like roads, hospitals and schools as well.

Abera (1993), also tried touch the issue of environmental view. According to him, housing is not only shelter, but includes the surrounding environment that is basic for human being like services, facilities and utilities. Daniel (2001:103), associated housing from man's welfare point of view and touches the physical, mental and social well-being, and also determines human life. On the other hand, Gilbert (1993), defined housing as the most fundamental commodity next to food. In addition to the above housing is important for economic stability and well-being of the family.

Housing is also defined by Stone (1993) as follows:

> *"Housing is more than physical shelter. The residential environment consists of not only the dwelling unit, but the site setting, habitability and accessibility, right and responsibility, cost and benefits."*

According to him, housing is not only shelter; rather include the surrounding environment like services, infrastructures, social ties, adequacy and affordability. Similarly Shewansh (1994) put as follows:

> *"A residence or housing is one of the primary needs of mankind and as opined by different scholars, it is a very comprehensive term implying not only shelter but also various services, amenities, and neighborhood features, which all enhances the quality of living. Housing is also one of the best indicators of the level of development and life style of a household for it is generally a reflection of its overall socioeconomic and demographic characteristics, cultural attainment and quality of life."*

In physical terms, shelter acts as an intermediary between man and nature and between man and society in the social sense. On one hand climate is among the environmental factors that determine the form of shelter while it also creates prestige and status in most societies reflecting one's personality, identity as well as the technological, economic and social status (Mambogunje, 1978, as cited by Nebiyu, 2000).

However, according to the World Health Organization of the United Nation (WHO) housing can be defined as:

> *"Residential environment which includes in addition to the physical structure that the family uses of shelter , all the necessary services,*

wars following massive destruction of housing units, massive public housing programs were started.

Most importantly housing policy and implementation strategies should incorporate an integrated vision, which sees adequate housing both as a goal in itself and as a contributor to economic growth and social development. Policy makers must be able to recognize and build on these linkages so that housing and other policy goals can be made mutually supportive (UN Habitat, 2001). From the above context we can understand that housing policy makers should design the housing policy in integral approach which can address multi urban problems at a glance. Similarly, Wubeshet (2003) stated that, the housing intervention should have a clear and integrated approach policy direction.

Housing apart from its being a primary need for human being, is an economic, social and political issue for many countries. Abrams (1964) stated the importance of housing policy and programs to overall development as follows;

> *"Although a nation may embark up on housing policy and program simply to provide homes, its economy will benefit in many other ways, such as the absorption of employment and increasing of local purchasing power stimulated by building. A housing program wills local materials intern will lesson a countries dependence on imports that may unnecessarily drain cash resource."*

Although housing policy vary with political and social pressures, financial conditions, existing housing supply, and host of other factors. What housing policy consist of, and it fits in to the wider housing system of a nation, especially for developing countries is the core objective of the discussion. The question may rely up on the discussion of dominant housing system ideologies. Kunle Ade (1985), on his presentation of "Issues on housing co-operatives for low incomes in Nigeria" forwarded the housing policy frame work for developing Nations. According him a policy frame work to assist the provision of adequate housing for the developing countries must be greed along with the following

line. The ultimate goal of the housing policy shall be to ensure that every household has access to a reasonable form of shelter at an affordable cost.

2.3. AN INTEGRATED HOUSING DEVELOPMENT APPROACH IN HOUSING POLICY

There has been a shift towards focusing on poverty alleviation and socioeconomic issues in urban development interventions at the international level. For instance, urban housing strategies should provide more than shelter... Local housing policy as a consequence is always a housing 'plus' policy which involves community development goals, environmental goals, urban transportation and other forms of infrastructure (schools, hospitals, etc.). Housing subsidies are also social policy instruments, but they are not standalone subsidy policy instruments – it needs to complement other social policy instruments, such as family assistance, livelihood programs, redistributive pension systems or general social assistance" (Hall and Pfeiffer, 2000).

This shift has been particularly evident with urban upgrading programs in Ethiopia, which are essentially programs for improving living conditions in informal settlements. In the past, urban upgrading programs focused on the provision of infrastructure and were often fairly top-down and non-participatory. IHDP - the first large-scale urban upgrading program started in Ethiopia. More recent urban upgrading programs in Addis Ababa have tended to have a more integrated approach and a greater emphasis on community participation. Integration can mean many things (including spatial integration of different land uses and integration of different socio-economic groups), but the overarching meaning of an integrated approach to development is that physical development should always occur as part of a broader social and economic development strategy aimed at addressing housing policy.

The essential motivation of an integrated approach to housing is that urban poverty is complex and multi-dimensional, and "single sector interventions

cannot sustainably improve the shelter conditions of urban poor households"; improving shelter involves "building human capital through skills upgrading, strengthening community based groups (social capital) and facilitating access to credit (financial capital), as well as reviewing regulatory frameworks" (Majale, 2003). Integrated approaches need to be multi-faceted and build on the linkages between the physical, economic, social and institutional developments. Housing and infrastructure can play an important role in poverty alleviation and reduction. Housing has an important role with regard to income generating activities. There is a symbiotic relationship between housing and home-based enterprises – "many households would not have a dwelling without their home-based enterprise and many enterprises would not exist without the use of a dwelling" (Kellet and Tipple, 2000). The linkage between increasing incomes and the resulting improvement of shelter by households is complex and long-term, but, essentially, community based savings and credit schemes support income-generating opportunities and help households cope during sudden drops in income and sudden increases in expenditure; this, in turn, can help households to be able to buy, rent or build better accommodation (UN-Habitat, 2004).

In an integrated approach it is important that all facets of poverty are addressed through a multi-faceted strategy that includes improving social capital (strengthening community institutions and social networks, e.g. neighborhood committees, savings groups, income generating activity groups), human capital (improved health and education), financial capital (increasing income) and physical capital (access to infrastructure and shelter) (Majale, 2003). Integrated urban upgrading programs in India for example have typically included the following (Majale, 2003):

- Physical development: roads, pavements, storm-water drainage, water supply, sanitation, street lighting, solid waste management.

- Social/ human development: setting up neighborhood and women's groups, youth activities, forming savings groups, preprimary education, adult literacy, community health, mother and child care.
- Economic development: mobilizing community savings, supporting income generating activities through vocational training/ skills upgrading and facilitating access of small businesses to finance and trade.

A precondition for successful large-scale urban upgrading programs is access to land through flexible land tenure arrangements. Security of tenure needs to be ensured by promoting flexible land tenure arrangements, for example, from a moratorium on relocations and evictions, to temporary occupation licenses, communal or individual leases and community land trusts (Payne, 2003; UN-Habitat, 2004). Regulatory frameworks, planning and building regulations, standards and administrative procedures also need to be flexible and appropriate and not be a barrier to development.

In order to be sustainable and replicable, that urban upgrading initiatives must be undertaken in a way that is inclusive and responsive to local conditions. Community participation in all stages of the program is essential, and the synergies of residents of informal settlements and their representative organizations must be involved (UN-Habitat, 2003). There needs to be a "twin track" approach, in which urban upgrading initiatives to provide security of tenure and infrastructure in existing settlements is accompanied by a program to ensure that new informal settlements do not form (Payne, 2003 as cited in UN-Habitat, 2003). The only way to prevent the growth of new informal settlements through new household formation and rural-urban migration is through the rapid provision of serviced land for settlement, or "managed land settlement" .These areas can be laid out and basic services provided so that health and safety can be considerably better than in informal settlements, and

they are also considerably easier to upgrade than spontaneous, unplanned settlements. The key elements of such a strategy are that it must be simple and quick and it must replicate the key benefits of informal settlements as far as possible to avoid the growth of unplanned and subserviced informal settlements (UNCHS, 1991). Hence, the key to the housing policy and project's success is that administration and allocation procedures to be very simple and rapid. These objections lead to the harmonious linkage between the integrated housing development program and housing policy.

2.4. OVERVIEW OF HOUSING IN DEVELOPING COUNTRIES

2.4.1. Problems of Housing in Third World Countries

There is a vast amount of literature on housing condition, problem related to housing and housing provision in developing countries .Most of them stated that, the public housing of developing countries today faced with the negative social and economic consequences. Poor maintenance, inadequate social amenities, and lack of economic opportunities essentially locked the poor in the vicious cycle of poverty, turning the multi-story low-cost public housing in to centers of poverty, and deny of crime and abuse.

Apart from its status as a basic necessity and right for human beings, housing has central importance to everyone's quality of life and health with considerable economic, social, cultural and personal significance. However housing remains one of the major problems of contemporary developing countries. As mentioned by several writers, one of the major causes for housing problems in developing countries is uncontrolled population growth in urban centers. In connection with this idea, Prakash (1978) stated; "Third world population is increasing at staggering pace. Nearly a third will live in cities by the turn of the century. Most of the developing countries face pseudo-urbanization with bigger cities contains major share of urban population, majority of which is the urban poor below the threshold limit of poverty".

The cities of majority of developing countries are characterized by severe problems of unemployment, housing and infrastructure provision. This problem are reflected in the growing number of the urban poor who eke out a marginal existence in the so called "informal sector" , the proliferation of squatter settlements in this cities and in the growing difficulties of transportation and energy provision Murison and Lea(1979).

Because of this fact, in addition to other social and economic problems, shortage of housing is one of the chronic problems in the urban centers that create increasing stress on urban administrators and policy makers in developing countries. According to Erguden (2001), with the current rates of urban growth and inability of housing delivery system to cope with the need in developing countries, the house in crises is likely increase in the future."

Housing insecurity, anarchical neighbourhoods, and illegal settlements on non-buildable areas are the most commonly observed urban problems in the process of rapid urban growth in the developing world. In the process of urban development and housing policy in those countries, specific surveys reveal that, there is relation between lacks of money on the one hand and limited access to "basic service" and comprehensive urban policy that cannot better address those issues on the other hand, which can better address the multifaceted challenges facing urban centers. The connection between lack of income and other expression of poverty is obviously quite strong when it comes to the provision of necessary urban amenities. The reason for this is that, contrary to what is generally said, there cannot be satisfaction of any need, in urban life, without consideration of the effective income of households. No public policies can substitute this arbitrage or can decide, in place of the households, what is good or not for them. If it was possible to afford all urban households with a normative level of services, without consideration of local revenue, there would be effectively an "urban bias" and such an arrangement, is not feasible given the economic conditions of Less Developed Countries.

It is argued that, relevant and efficient standardization must, in a specific city at a specific moment, start with the registration of services level that the majority of households are able to pay without any public aid. It is then, possible (and recommendable) to call for solidarity in order to allow the poorest minority to access this level of services, via some form of public intervention in developing countries. Obviously, public agencies have to make urban services as cheap as possible. However, the idea of making a very small and rich minority to pay services more than they cost to allow the poor majority pay less is mathematically unviable (EEA, 2003).

2.4.2. Access to Housing and housing related Services in third world countries

Housing policy issues are not related simply to meeting the basic need for shelter; it also have an important bearing on a host of other issues such as the informal sector, employment generation and resource mobilization. The construction of housing is clearly a source of both employment creation and income generation. But there is a widespread misconception in the way governments view investment in housing as investment in a durable consumer good, as opposed to investment in industry which they see as generative of economic development. As cited by Gebre, 2007, Perlman 1986 notes that, as we come to understand the working of the informal sector, the standard view of housing as a durable consumer good is seen to be way off the mark in relation to third world cities, where houses are often used for the making, storing and selling of goods.

Investments in public-housing projects do not satisfy even a small part of the needs that are identified in third world countries. In fact, such investments often aggravate the housing problem for the majority of the poorer urban households, since they tie up scarce resources in a small number of housing units, usually for the benefit of the better-off. Moreover, public-housing projects have frequently involved the bulldozing of slums, and thus the

destruction of valuable housing stock (Richards and Thomson, 1984, as cited by Oberai, 1993).

In most Developing countries public-housing programs have now given way to squatter-settlement upgrading and site-and-service schemes. However in this case, the finance made available has been inadequate to improve living conditions significantly. Because, the location preferred by the poor are generally in the vicinity of the city center, close to the employment opportunities. In most site-and-services projects, the cost to the beneficiaries has also increased by excessively high building and construction standards, by restrictions on the use of houses for commercial and informal sector activities, and by limitations imposed on the way in which loans can be used (Oberai, 1993).

Despite their many limitations, self-help and user-participation schemes are an important method of resource mobilization. In their present form, however, they do not provide a long term answer to the problems of accommodating the growing number of urban poor in decent housing of developing countries. Virtually all the slums-upgrading and site-and-services projects undertaken so far in most developing countries have been supported by multilateral and bilateral agencies. The project approach is therefore likely to have a significant impact on solving the problem of shelter in most developing countries (United Nations report, 1988, cited in Oberai 1993).

A recent evaluation of the upgrading and site-and-service program based on a field study at a three locations in Bombay shows that, the poor are least able to benefit from such programs (Banerjje-Guha, 1990; cited by Oberai 1993). Similarly, under the program, it was envisaged that the households belonging to economically weaker section and low-income groups were not addressed as planned. This is because, on one hand, the Housing and Development Authority did not or could not check the veracity of the incomes reported by the applicants. On the other hand, the cost of the sites and tenements escalated

between the time of allotment and actual occupation. And even some of the owners were unable to afford the extra costs for utilities and left their allotments to the richer individuals. In other words, the objective of the program, was namely to house the poor.

Investment in the housing sector should in principle, be linked to the macro-economic performance of the nation's and the city's economy. It must be born in mind, however, that housing expenditure accounts for a small proportion of cities' GDP, despite overall increasing demand for invisible funds from other sectors of the city's economy, housing investment is unlikely to obtain a greater share in the near future in a situation where governments involve in the provision of social services because of their significant effect on labour productivity and the welfare of the poor (Richards and Thomson, 1984; as cited in Oberai, 1993). Therefore, we need to rethink or re-envision a city of the 21st century—one that is socially just, ecological sustainable, politically participatory and economically viable (Perlman 1986, as cited by Gebre, 2007).

2.5. THE URBAN HOUSING SITUATION IN ETHIOPIA

2.5.1. Urbanization and Housing problem

Urbanization in its modern sense is a recent phenomenon in Ethiopia. But as indicated by Solomon (2006), Ethiopia has a long history of indigenous urban development. Nonetheless, the country today is one of the least urbanized nations of Africa, with only about 17 percent of its population living in urban areas. In keeping with the pattern of urban growth of the least urbanized countries, the country is currently witnessing one of the fastest rates of urban growth in the world, namely an average five percent per annum. Most of this growth manifests itself in the proliferation of small, mostly roadside towns or service centers whose principal role is mediation of local commerce and, more often than not, functioning as centers of public administration. The number of such settlements has been rising so fast in the recent past that the number of places recognized as 'urban' by the Central Statistical Authority was as high as

925 in 2004. Approximately two-thirds of these urban places are small towns whose populations do not exceed the 5,000 mark. Excluding the capital city, the country today has only 10 cities with population sizes over 100, 000. He also justifies that, these 'young' and small fast growing towns also have feature of poorly developed or weak economies which in turn provide poorly developed and largely stagnant municipal tax bases. This has a knock-on effect on municipal authorities, which are typically ill staffed, ill-equipped and incapable of effective delivery of even the most basic services such as administrative papers and registration, not to mention state- of-the art of urban services. Those towns suffer from high rates of unemployment and poverty and the overwhelming majority of their economically active labor force depends on various types of informal activities for their livelihood. The overall morphological structure of those towns is a fair reflection of these dire economic realities, especially with regard to lay-out, roads and buildings.

The urban centers, which has about nearly 17%(CSA, 2007) of the population, are faced with a multitude of challenges; the main ones being rapid urbanization and the housing problem that accompanies it, the ever-increasing nature of inner-city decay, urban sprawl, environmental degradation, inadequate infrastructure and utilities, inadequate health and educational services, HIV/AIDS pandemic and increasing unemployment and poverty. These urban challenges are extensively demonstrated in Addis Ababa.

The Ethiopian economy has remained basically agrarian, and the share of secondary and tertiary sectors in the GDP is limited. As a result, the level of urbanization has been very low, which only got momentum during the post WWII period associated with the introduction and consolidation of modern government bureaucracy, transport systems, public services, etc. As one of the least urbanized countries in sub-Saharan Africa, the level of urbanization was only 3 percent at the end of WWII, which increased to 6 percent in 1960, 11 percent in 1984 and 14 percent in 1994, which is estimated to have already

reached 16 per cent in 2003 and projected to account for 20 percent of the total population in the year 2020. Accordingly, the sheer number of persons residing in urban areas has increased from 4.3 million in 1984 to 7.4 million in 1994, which is estimated to have already reached 10.6 million in the year 2003 and projected to reach 20.0 million by the year 2020.This is of important input to the formulation of a comprehensive urban development policy, as the ever-increasing number of urban residents should be supplied, among others with adequate jobs, food and services. As a matter of fact, this state of affairs suggest that, the opportunities and challenges of development will be increasingly concentrated in urban areas, which are considered as engines of development both at the national, sub-national and local levels (NUPI, 2003).

On the other hand, unprecedented urban growth rate has manifested itself in terms of the proliferation of a host of urbanization-related problems. Taking the risk of oversimplification, the major problems besetting Ethiopian urban centers include: poor housing and neighbourhood quality; already weak and fragile local economic basis; high rate of unemployment and the increasing level of poverty; a host of social problems including crime and juvenile delinquency; deteriorating environmental conditions; serious shortage and limited coverage of basic infrastructure and services; and weak institutional and financial capacity to deal with these problems. In particular, the high rate of urbanization has created intense pressure on the already weak capacity of urban centers to offer job opportunities and basic infrastructure, housing and other services (NUPI, 2003).

Along with the above urban situation in Ethiopia, currently, the country's nearly 17%(CSA 2007) of the total population (11.7 million people) live in urban centers and the majority of this urban people are in need of housing and government support for many reasons such as lack of access to land, finance, infrastructures and services. To reverse the situation, the Plan for Accelerated Development and Sustained Development to End Poverty (PASDEP) which has been developed by the government has a pillar of integrated housing

development strategy to improve the lives of the urban slum dwellers with the provision of housing (MWUD, 2006).

2.5.2. Causes of housing problem in urban Ethiopia

The majority of houses in Ethiopia are below qualitative standard and lack adequate space. The extent of provision for water supply, electricity, and drainage is very minimal. The lives and the health of people living in housing of such poor quality and with such inadequate provision for water, sanitation and drainage are under continuous threat. However, in the developing world general and in least developed countries like Ethiopia in particular, the number of people living in such conditions is increasing every year. The causes of aforementioned housing problem in Ethiopian urban centers can be explained in terms of urbanization and natural increases.

Urbanization in the twentieth century demographic phenomena is the main causes of housing problem in urban center of Ethiopia. Studies have shown that the increasing proportion of the population changing their residents from rural to urban area. Peoples prefer large cities, big towns and a nearby administrative capital.

In one of the world watch publication clearly stated that, during the early stages of industrialization, urbanization was largely in response to the pull of employment opportunities in cities. More recently, however the movement from country side to city has been more the result of rural push than urban pull. It is said, the reflection of the luck of opportunities in the country side as already small plots of land are divided and then divided again with each pushing generation until they become so small that peoples can no longer make living from them. Similarly, in Ethiopia, because of the agricultural practice and diminishing return of productivity of the arable land, population in the rural areas are on the average of being pushed out of their rural niche. This and the above mentioned factors will trigger faster urbanization and urban related problems in Ethiopia as in any developing countries of the world (UN, 1987).

The other main factor which causes housing problem in urban center of Ethiopia is the demographic change i.e. natural increase and migration effect. Some of the urban enters of in Ethiopia have already faced and other eventually will face one of these types of growth or the combination of them (UN, 1987).

This unprecedented urbanization, unparalleled with the growth of the economy needs some intervention to harmonize the differences. This definitely needs infrastructures development, such as roads, schools, hospitals, health centers, water supply, sanitation, water disposal, light...etc. Above all, housing is the major problem that calls for immediate intervention in urban center of Ethiopia.

2.5.3. Urban Development and Housing Policies in Ethiopia

As stated above, Ethiopia is one of the least urbanized countries in Africa. The urban system is also characterized by the absence of well-structured urban hierarchy and typified by the dominance of Addis Ababa, with a greater number of other small urban centers and limited number of intermediate urban centers. Most of the urban centers fall with in the lower urban hierarchy, where only few of the major urban centers have better infrastructure facilities.

With regard to urban and housing policy, the country has no compressive housing and urban development policy until recently. Solomon (2006) stated that, the absence of an overarching national urban development policy was considered to be the major factor behind the luck of a national urban housing policy. He also stated that, irrespective of its long history of urban development, the country has no comprehensive national urban housing policy or strategy to date. In Order to support this idea, NAPAP (2005), also stated that, aside from the constitutional provisions, the Ethiopian Government is heavily criticized for not having a national housing policy which clearly defines the objectives for the development of the housing sector, identify the resource

available to achieve the objectives, specify the time and financial cost as well as the responsible organ of the government. There is also no clear standard which is applicable to all citizens concerning government owned houses.

During the Derg regime, the government had intervened extensively in the housing and urban development sector where it had completely abolished the housing and urban development policies of the preceding government by nationalizing all urban land and extra houses. It was assumed that it could resolve the housing problem. However, this situation has aggravated the housing problem in all urban centers of the country. Since most of the houses couldn't get adequate maintenance, they continued to deteriorate at a faster pace. This problem has still remained to be an outstanding issue for the present government .As stated by Solomon, the virtual monopoly of the urban land and houses by a few landlords and the lack of access to land of the majority of the urban dwellers was the major reason behind the radical restructuring of urban land policy during the Derg Administration. Following the government control of rural lands, the proclamation to provide the Government Ownership of Urban Land and Extra Urban Houses (PROC. No. 47 of 1975) was issued in July1975. This proclamation was the major legislation defining the urban land and housing policy of the Derg regime.

The Derg housing and urban land proclamation of 1975 is allowed the ownership of only a single dwelling house. The transfer of private houses by secession, sale and barter was permitted. All extra houses become government property and no person, family and organization was allowed to obtained income from urban land or house rent.

The urban land house policy of the Derg administration is a classic example of how policy and reality go in parallel lines. It is also an example of how a policy that does not take societal reality in to account is bound to further complicate and worsen the situation it set out to address. At the root of the policy was ideology and rhetoric, and thus , when it began to experience the test of reality

, the objective it set out to accomplish and the means followed began to take opposite directions. Hence, the satisfaction of the housing needs of the majority of the urban population could not be adequately addressed. Particularly the low income groups who expected better shelter in the aftermath of the popular uprising of 1974 in actual fact become worse off (Solomon, 1993).

By the time of transition period, the country has changed its economic policy from that of command economy to a market-oriented one. With regard to the sector new policies have been designed to replace the previous socialist policy of the sector. And thereof, the present government of Ethiopia issued the country's new economic policies pertaining to the urban development and housing. These include, the ownership of all urban land remains under government control, but ensures its equitable distribution for housing construction; the right to ownership including the right to use, rent, and transfer for house will be guaranteed; the state will sell nationalized houses but priority to buy will be given to the present occupants and compensation will be paid to the previous owners whenever appropriate. (Balbo 2001 as cited by Tebarek, 2006).

Currently though housing policy is not yet formulated at national and city level, the city's housing principle is following the free market economic policy adopted in 1991that create conducive atmosphere for private sector particularly the real estate developers to participate in housing development. The federal government enacted proclamation on urban development policy that gives high attention for alleviating housing problems of urban areas in 2004.

The proclamation gives prior attention for alleviating housing problem of low income households. It focuses on promoting high raise (up to G+4) condominium buildings with a minimum built up area of 22 m2 to minimize the construction cost so as to benefit low income families. Government, Private sector (Real estate developer, Cooperatives, and Individuals) and Non-Governmental Organizations (NGO) are considered as the major actors in

housing construction and marketing activities. Accordingly even though the involvement of NGO's is limited, the first two actors are playing a great role in increasing housing stock of the cities.

2.6. HOUSING SITUATION IN ADDIS ABABA

2.6.1. Housing Condition and Extent of Slum

Shortage of housing is among the most visible problems of poverty in Addis Ababa. It could be understood in terms of its qualitative and quantitative dimensions. Similar to other poor countries, the urban housing problem in Addis Ababa is mainly attributed to continuous population increase, low level of economic performance, inefficient service delivery (particularly land) and inadequate urban management and regulatory framework Asfaw (2005).

As stated in Solomon (1985), the housing problem of Addis Ababa is one of the pressing problems which call for an immediate action. There are so many people who are homeless and living in substandard accommodations. It is common to see people living at streets in crowed and dilapidated houses. The problem of squatter houses and the prevalence of slums sometimes referred to as the manifestation of Addis Ababa. For many years the housing problem of Addis Ababa was not the imbalance houses to people ratio, but it was the domination of substandard housing units (Solomon, 1985). Such kind of settlements have different negative impacts on health , psychological make-up, economic status, taking care of children , social interactions and creates so many other problems to its dwellers. They are not easily accessible for giving different emergency services like at the incidence of fire.

The city characterized by different urban challenges including that of the shortage of housing. According to ORAAMP (2001), major housing problems are "housing shortage especially for the low income group, poor quality of housing, and poor living and working environment that contributes to low productivity." The housing condition for major portion of the city's residents is substandard

or blighted. Wubeshet, (2003) also describe the housing condition as follows; the dwelling is unsafe, unsanitary, inadequate or overcrowded condition, inadequate planning of the area, lack of proper light, air and open space; defective design and arrangement of buildings; inappropriate street or plot layout.

A study conducted to implement the MDG has found that, more than 80% of the city's population is living in slums which are characterized by overcrowded neighborhoods with no or little basic infrastructure and municipal services, worn out physical structures, under unhygienic conditions, lacking of safe drinking water and sewerage, sprawling informal settlements in disaster prone areas, illegal land occupation and absence of tenure security, high rate of HIV/AIDS, high rate of unemployment and informal economy being vulnerable to all kinds of risks.

Some literatures also explain as the majority of the housing units in the city are in bad condition. The UN-Habitat (2004), stated that, several upgrading and urban renewal interventions were undertaken at specific neighborhoods both by the government and NGOs. However these were ineffective to change the general picture of the area. State owned houses comprise 46% of the total housing stock. Out of this huge number, 24.8% of households are in a very poor condition requiring high maintenance or replacement and about 9% of these households do not have any toilet facilities while 51% share communal toilets. These households are living in an overcrowded manner where more than two persons per room (below the UN-Habitat minimum standard) are living.

In case of access to basic infrastructure such as; Water supply, sewerage system, solid waste management, access to roads, transport, electric and telephone services are the basic infrastructure services and they are crucial elements, which needs to be linked with the housing sector development. In the

case of Addis Ababa, the latter two are in reasonable status while the rest need intense intervention of improvements.

Social and physical infrastructures are not at reach for most of the city dwellers. The severity of urban decay and lack of public facilities are deeper in the central parts of the city mainly because of it constitutes unplanned and oldest part of the city and development interventions undertaken against the continuous physical and environmental deterioration is minimal (AACG, 2004). The basic needs are not properly provided or non-existent to the slum dwellers. AACG report shows that, the daily water demand of individual in Addis Ababa is 51.3 liter, which is half below the expected 100 liter for cities of Sub-Saharan countries. Recent UN-Habitat assessment report demonstrates that, 11.5% of households in Addis Ababa do not have access to improved water while 28% faced frequent disruption. Different amount and levels of schools and health facilities, entertainment areas, proper road and drainage facilities, street lights, solid and liquid waste collection mechanisms are some of the manifestations of the social and physical infrastructures of the city.

The environmental condition of the city as a whole particularly the slum is very poor and results in many health problems. As studies demonstrate, households that get proper sewerage line are 1.5 percent. Out of 100,000m3 liquid wastes produced, only 5.2% is discharged properly, while nearly 60% is transported by liquid vehicles (AACG, 2006). The remaining is splashed in drainage ditches, open spaces and open-air toilets. This has a negative impact on the health of inhabitants and image of the city. In addition, 90% of the industries directly get on their unrefined waste in to the nearby rivers and water bodies, and all industries and vehicles spray polluting smoke to the air without limit. Since there are no government actions and policies to mitigate such problems the environment is badly deteriorating. On the other hand, an individual produces an average of 500gm solid waste per day. However, only 65-68% is properly collected while the remaining damped at local roads, open spaces, riverbanks etc...(AACG, 2006). Generally, the environmental problems are more

pronounced in the city due to weak culture of keeping neighborhood clean, lack of proper waste collecting mechanisms and weak policies that initiate proper damping and environmental protection. Fig1 shows the slum condition of the city.

Photo source, from IHDO

Fig.1. Slum houses of Addis Ababa

2.6.2 Housing Demand and Supply in Addis Ababa

Different actors contribute to the housing supply of the city with varying intervention types and magnitude at different times. The major interventions in the provision of shelter however are in the form of individual housing construction, housing cooperatives, housing schemes by governmental and non-governmental organizations as well as through real estate developers adding up to the current housing stock of the city. According to the census conducted by the city government in 1995/1996, the total dwelling units were estimated to be 238,000. Despite the fact that there is insufficient and unreliable data on current housing stock, the city administration officially

estimated the increase in housing stock, considering the contribution of private and public housing supply, and indicated that the total housing units reaches 449,592 in 2004 (AACA, 2004). Based on these data of housing stock and population statics an average family size of the house hold was about 5.2 (ORAAMP, 2006).

Consequently, various studies indicated an enormous and varying gap between demand and supply of housing, ranging between 250,000 to 450,000. However, these results can be considered as a mere indication of quantities camouflaging the real characteristics of the existing housing stock. Out of the total estimated existing housing stock, 80% are found in the inner city (ACSURC, 2007) which is in an extremely dilapidated condition needing to be replaced. According to CSA 2004; 97% of the total housing stock of the city are single storied buildings, 41% of the housing units are overcrowded with an average number of rooms per housing unit being 2.6 and an average of 2.1 person per room (ORAAMP, 2002), 67% of the units lack toilet facility (CSA, 2001) and the 1994 population and housing census has revealed that 82% of the housing units are made of wood and mud (*Chicka*) wall while 53% of the units have bare soil floors. Another problem of the city concerns the fact that a larger part of the city consists of decaying and slum areas. It is estimated that 150,000 of the houses under the city administration are situated in the slum areas. About 80% of these houses are made of wood and are on average 40-50 years old. Any serious endeavour to solve the housing problems of the city should therefore consider the redevelopment and upgrading of the decaying houses under the city's Kebele Administrations and the renewal of the slum areas (AACA, 2006).

The MDG's Urban Sector Assessment Study (2004) revealed that, 80% of the housing units of neighborhoods are slums and that 50% of the housing units need to be replaced by 2015 to meet the MDG. This fact is supported by the shelter need assessment conducted in the city and which is reported by the Housing Agency of the city Administration in 2007. This report revealed that,

about 453,081 citizens responded by registering to be enlisted in the lottery system of the housing development program. It can thus be implied that significant proportion of these registered urban dwellers are not only new comers in different forms to the city, but are mainly those who live in areas of inconvenient living environment described above. The same report explained that, the accumulated housing backlog needs the construction of 300,000 units while 60,000 units per annum are needed to accommodate the 8% increasing population.

As stated in MDG shelter need assessment (2004), largely owing to the decline in housing supply that followed the nationalization of urban land and rental accommodations, the urban areas of the country have been and still are suffering from acute housing shortage. For instance, in Addis Ababa alone there is a general understanding that the housing deficit is in the order of 250,000 units. In addition to this, the existing housing stock consists of predominantly substandard structures.

The rapid pace of urbanization has brought poverty and unemployment, and the city infrastructure is grossly inadequate to cater the increasing demand of its burgeoning population. According to ORAAMP (2002), housing is a high priority for the city in order to reduce the gap of housing demand in Addis Ababa. And hence, Addis Ababa city administration is committed to address the housing crisis and also many best practices have been explored and applied , such as the introduction of the Condominium concept to facilitate group ownership and legal title for the houses and promoting densification and urban renewal programs to efficiently use the city center, are among others.

2.7. CONCEPTUAL FRAMEWORK OF THE STUDY

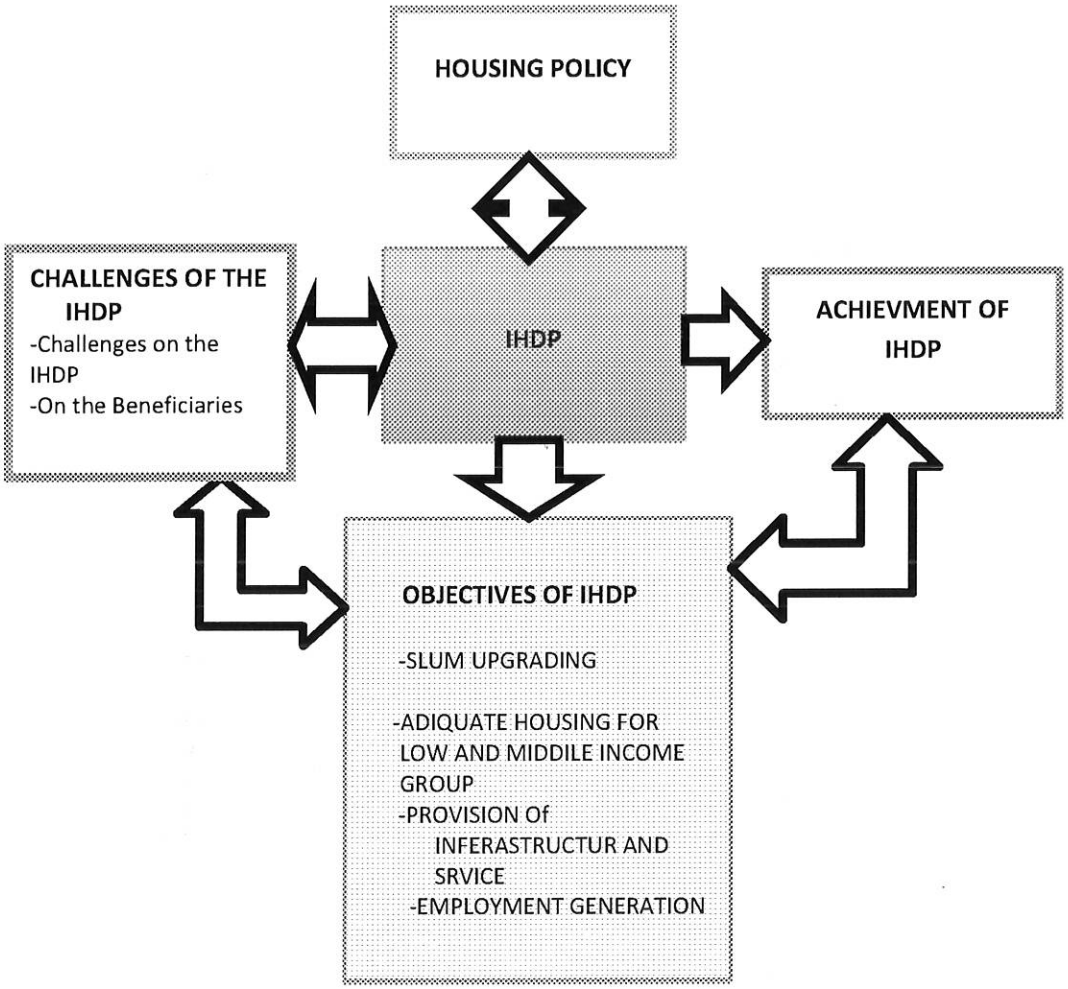


Fig.2 CONCEPTUAL FRAMEWORK OF THE STUDY

2.7.1. Housing Policy and IHDP

Policy is stepping stones on the move of a given program to realize intents of different development sectors. In this part of the conceptual frame work, the linkage between housing policies with Integrated Housing Development Program is treated.

As written on PASAD (2006), housing policy is "an action taken by a state in order to facilitate the performance of housing sector and its nature; it is the one which deals with a number of housing problems." It is due to the fact that government is the key institution that provides the legal, fiscal and regulatory framework, formulates policies and insures their effective implementation.

With the above notion, until 2006 Ethiopia had no a comprehensive urban development policy including housing policy. However, the city government of Addis Ababa in 2004 has launched a five-year Grand Addis Ababa Integrated Housing Development Project as a policy direction by proclamation No. 15/2004. The program envisaged to build 200,000 housing units in the five years' time by constructing 50,000 housing units in each year (from 2004/05-2010).

The objectives and goals of the city government elaborated in the Integrated Housing Development Program and the project undergoing now are also consistent with other international issues and goals that are currently under way. One of such issues or agenda is the UN-Habitat agenda. As stated in Solomon etl. (2004), upgrading sub-standard housing is one part of the slum upgrading, which is one of the UN-Habitat agenda and set in Millennium development Goal-7, Target 11. It is also the major vision and agenda for Ethiopia and Addis Ababa.

In order to meet this Millennium target and to alleviate the housing problem in the city, the AACG proclaimed the establishment of AACHDPO by proclamation No.15/2004 with IHDP to achieve the following objective;

- Supply houses for low and medium-income level residents of the city, and change the feature of the city to solve step by step aggravated housing problem of the AACG using cost saving technologies.
- Create job opportunities by using broad labor force in the housing programs.
- Expand and strengthen the sector by making MSEs participate in the housing development program
- Strengthen the construction industry and improve the system of vocational training.

2.7.2. Adequate Housing versus IHDP

As a human right in general and housing right of a person in particular, every human being must get his/her own affordable and adequate housing (UN-Habitat, 2001). Any housing policy and program should consider/incorporate the affordability and adequacy issue of the housing program for the low and middle income group. As the housing policy, IHDP should also address affordability and adequacy of the houses.

Any housing program and policy also should take in to account the components of adequate houses. Adequate houses encompasses more than mere erection of the wall and the roof of the house. As stated on NAPAP (2005) adequate housing encompasses legal security of tenure, availability of social services, facilities, and infrastructure, affordable, habitable, and accessible to all groups of the community. The same document also stated that, the housing unit to be adequate in real sense, first, it should fulfill essential facilities. The house should be situated in a place which is suitable for health security and nutrition. Second, there should be access to safe drinking water, energy for cooking, heating and lighting, sanitation and washing facilities, refuse disposal site, drainage and emergency services. Third, adequate housing must be accessible and locational suitable. Adequate house must accessible to everyone

including such disadvantaged groups as elderly, children, women, physically disabled and peoples living in disaster porn areas. Locational suitability of the housing unit in a sense that, the distance of the house from place of basic facilities such as work place, health care services, school and other social facilities.

Lund (1996) as sited in Abay (2007) stated that, human habitation is suitable when it has stable structure, adequate infrastructure, services and amenities like adequate provision of tap water, lightening, heating and ventilation, sewerage and drainage system. Adequate shelter for every human being and the development of suitable human settlement are the two major strategic themes of habitat agenda in habitat II.

According to UN-Habitat (2001), adequate housing means more than a roof over one's head; it also includes adequacy regarding privacy, space, safety, security of tenure, structural stability and durability, basic infrastructure, environmental quality location.... all of which should be available at affordable cost.

This research also tried to look on the adequacy of the housing unit constructed and delivered by the IHDP. As explained above, the housing unit delivered to the beneficiaries by the AAIHPO is adequate, when dwelling units fulfill those aforementioned basic facilities, infrastructure and services in a sustainable manner.

2.7.3. Impact of Integrated Housing Development Program

Any development activity has its own impacts, especially on the affected groups and the people who are directly related to the development processes. Construction of large number of houses in order to upgrading the shanty, deteriorated, dilapidated and low quality houses is one of the development activities, so it has its own positive and negative impacts. The impact is high in developing countries.

Any interventions on houses like IHDP have different advantages both in developed and developing countries. One of the major advantages is ownership. UN-Habitat (2003) stated, "Everyone wants to be a home owner". Home ownership is every America and Brazilian dream, cornerstone of a stable society in south Africa, the Spanish mentality, owner is a king in Bogota; a guard against risks of old age and financial misfortune, provide social safety net, security for the option of informal activities for women, and a great value than everything in united states of America. Housing ownership is important for developing self and family esteem, principal source of capital accumulation, maintain family solidarity, protection from economic hardship, and increase the credit worthiness.

Housing interventions also provide adequate and more housing to low-income groups, mitigates homelessness, and increases the supply and diversity of modest cost housing. It enables one to decrease the individual share of housing cost, use the land and construction materials economically, decrease maintenance and service provision costs. It is also important for improving existing infrastructure such as electricity, water supply, sanitation, drainage in a better way and makes them accessible to all, and improves the lives of the urban poor in general Lund, 1996; Minimum housing group, 1999: as cited in UN Habitat, (2001).

As it has positive impact on the beneficiaries and overall development, every housing upgrading process and intervention activity have also many challenges on the people who benefited from the upgrading projects. Often the housing upgrading process is practiced by displacing people either temporarily or permanently from their original place of residence. Due to this displacement as a result of upgrading and redevelopment of housing, people are often faced with different challenges. According to Berhanu (2006), worldwide each year 6 million people are displaced from their original place due to urban development. Cernea (1997) cited in Berhanu (2006), observe that displacement causes social disarticulation, fragmentation of social structure

like social organization, interpersonal ties and life sustaining informal networks of reciprocal help; joblessness –loss of formal and informal economic activities, homelessness-loss of physical house; placeless-ness, loss of cultural place and identify leading to social, economic and cultural impoverishment, economic, social and psychological marginalization.

Due to intervention of house like houses constructing by IHDP, there are different negative impacts on the affected groups especially the poor. These include creation of trouble to the neighborhood; difficulty to pay the down payment, due to managerial and structural problem prohibits low-income people to involve n productive earning activities in order to get and supplement their income; and impact due to lack of skilled managerial, legal or financial expertise to manage the common properties. Also the new sites cost between 10-15 times more than the previous one (Minimum Housing Group 1999'; as cited UN-Habitat, 2001).

Cognizant of this fact, there are different ways that guide successful upgrading. These are; feasibility checklists –appropriateness of the process for comprehensive development plan, the issue of scaling-up, sustainability, sensitivity to cultural factors, availability of enough financial and human resources for the program and their institutional and organizational structure, affordability by affected groups, appropriate laws and political support are some of the ways of reducing the negative impact of housing interventions. According to Cernea's (1997) as cited in Berhanu, (2006), any development program should prevent risks and be problem solving. Carrying risk assessment and full participation of population are some of the ways that prevent risks.

2.7.4. Integrated Housing Development as Employment Generation

Housing development as a whole and Integrated Housing Development in particular, generates job opportunities both to skilled and non-skilled workers. Various countries apply diverse mechanisms to use low cost housing technology. Some transform decays, residues and agro-production into construction materials while others use materials like bamboo that grows in most developing countries. Other technologies convert industrial ash and residues into cement and other construction materials. Using this technology is the best option to replace stone, marble, carbon and other raw materials, whose prices are currently rising. Thus, low-cost housing construction is believed to create coordination between various small-scale industries so as to absorb significant numbers of job seekers. In particular, public housing construction like IHDP is believed to create job opportunities for the less skilled workforce. Tong Wu (1979) as cited in Endeshaw (2005), strengthens the above argument as follows; "as the major goal is to maximize employment opportunities and ensure some degree of diffusion of benefits, any major program such as public housing construction which could provide employment for the less skilled would be complementary to the major development strategies". This paper is also tried to see the achievement of IHDP from its job creation aspect for the urban poor. It analyzed how much job opportunities were created by the project and on what activities SMEs involved.

CHAPTER THREE

3. RESULT AND DISCUSSION

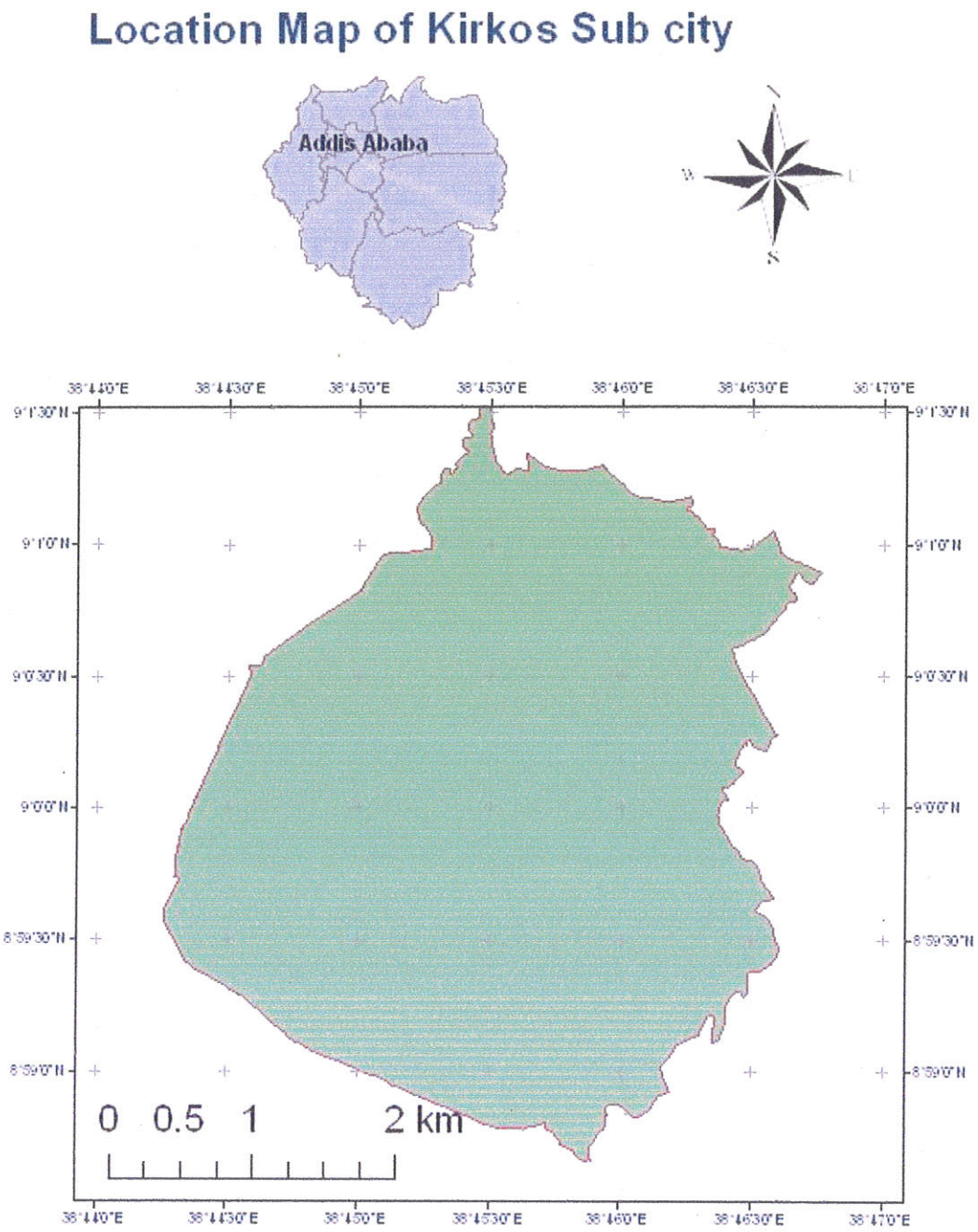
3.1 Description of the Study Area

Ethiopia has a diverse population, with more than 80 linguistic groups. The 1995 constitution established Ethiopia as a federal state and created nine regions with two city administration namely, Addis Ababa city administration and Dire Dawa administration council. Addis Ababa is the capital and largest city of Ethiopia and the country's commercial, manufacturing and cultural center. It is situated in central part of Ethiopia surrounded by Oromiya region. Addis Ababa is astronomically located at $9^{0}3'$ North latitude and $38^{0}45'$ East longitudes. According to the recent administrative classification, the city divided in to ten administrative units called "kefle ketemas" (sub-city). Each sub-city is again divided in to the lowest urban administrative units called kebeles.

Kirkos sub-city is one of the sub-cities of Addis Ababa which is located in the inner most part of the city. It is estimated to have an area of 14.72 square kilometer. It is almost in the center of the city situated in the North of 'Nifas silk' and 'Lafto', south of 'Arada', west of 'Yeka' and 'Bole' and east of 'Lideta' sub-cities, with having different administrative, commercial, political and social service giving centers.

The total population of the sub-city is 220,991 (103,314 Males and 117,677 Females) which is 8% of the total population of Addis Ababa (CSA, 2007). Map1 shows the position of Kirkos sub-city in Addis Ababa.

Map 1.Location of Kirkos



The sub-city has 11 kebeles with different governmental, NGOs and International Organizations like African Union (AU) and African Economic Commission. As the location of the study area is in the center of the city, it serves as the part of central business district, where a lot of social and economic activities are takes place. It is also characterized by different urban problems, like lack of access to safe water, sanitation, waste disposal facilities and energy sources. A range of social problems also associated with poor housing and living conditions in the study area. This may include depression, alcohol and drug addiction, child and spouse abuse, delinquency and violence.

Since the sub-city is found in the oldest part of Addis Ababa, it has predominantly deteriorating structures and places. This city center is also characterized by a concentration of low income single and attached houses settlements arranged organically. Elias (2008) tried to explain the overcrowdings, congestion and problems of urban facilities in kirkos sub-city as follow;

> *"...as in many inner city settlements, the most main street of kirkos sub-city is places of multiple activities. Men toiling in home based workshops, children playing, street vendors selling goods, youth idling, pedestrians and vehicles are moving all at the same time. More over the street are clattered with street furniture; makeshift vending stands, game equipment, water points, mobile kiosks, shoeshine stands, extended verandas, stools and benches, mobile guard houses, open market stands, workshop equipment, overflowing garbage bins and electric poles with sagging wires."*

The description given by Elias gives emphasis to how the sub-city characterized by worst condition of urban problems, especially the overcrowdings and congestion. The worst situation of the urban slum of the country as well as the city is pronounced more in this part of Addis Ababa.

It was only in 2004 however that, a clear housing policy direction was initiated by the Addis Ababa city government, that later was translated in to a formal policy statement of the government. Consequently, with the aim of addressing the aforementioned problems of this inner center of the city and Addis Ababa at large, the government designed the Integrated Housing Development Program. As discussed in chapter three, the program has multi-objective. Alleviating the housing problem and upgrading the slum situation of the city is the main target of this housing policy direction.

3.1.1 Distribution of Housing Project Sites In the Sub-City

As stated above, kirkos sub-city is located in the city center which has elven kebels. According to the data obtained from the sub-city housing development project office (annex 1) shows: fifteen sites are developed in the sub-city. The total apartments housing unit of these project sites are 4242 with 132 blocks. Of these G+2 to G+4 apartment housing units, 391 of them are commercial, 806 studios, 1532 one bed rooms, 1073 two bed rooms and 440 three bed rooms. The sites also comprise 28 communal Kitchens. The total residential houses of various typologies are about 3853 (excluding commercial houses). Table 3.1 shows the various housing typology in the sub city including commercial houses.

Table 3.1 Total constructed housing unit of the sub-city

Typology of the house	Total housing unit	Percentage
Commercial	391	9.22
Studio	806	19
One bed room	1532	36.12
Two bed room	1073	25.29
Three bed room	440	10.37
Total	4242	100

Source: AAHDPO, 2010

Note: Communal house of the apartments are 28.

As shown in the figure above, from constructed housing unit typologies, more emphasis is given to one bed room which covers 36.12 percent, which is meant for low income groups, and 25.29 percent of the total constructed housing unit is to two bed room.

The construction of these apartment units took place in two phases. Except Gottera site (see annex 1) all sites are constructed in first phase (from 2006-2008), and transferred to the beneficiaries. The Gottera site is constructed in second phase (from 2007-2009), but the transfer process to the beneficiaries was in progress during the survey time. There is no new housing site under construction in the sub-city. But the Integrated Housing office of the sub city, constructing similar condominium houses out of the sub city in the outskirt of Addis Ababa, in a Summit area.

3.1.2. Constructed Housing Units in the Study Sites

From the whole sites of the sub city, the selected sites for this study are five. As best explained in chapter one, these study sites were selected as sample for the study, because residents of these sites have been living in such houses longer than those living on other housing condominium units and hence rich information about the study could be obtained. And it is assumed that, these can be best representing the other sites since the overall construction system of the housing units are the same. Map 2 shows the location of the study sites in Kirkos sub city.

Map 2: The location of study sites in Kirkos sub city

The distribution and typology of housing units in the selected five sites are also presented in table 3.2.

Table 3.2 Distribution of housing unit in the study sites

Site Name	No of blocks	Type of the houses					Total
		Commercial	Studio	1 Bed Room	2 Bed Room	3 Bed Room	
Temenjayazi	3	6	56	56	0	0	118
34-meda	5	11	14	55	60	4	144
Meskel flowers	4	18	68	68	0	0	154
Legeher Gumuruk	7	12	29	45	114	19	219
Mesfin meda	7	0	50	62	123	25	260
Total	26	47	217	286	297	48	895

Source; AAIHDO, 2010

As we can see from the above table, more emphasis was given for two bed room, which is meant for the middle income group of the society. The proportion of studio and one bed room also to some extent balanced with the two bed room, but according to the objective of the project more emphasis should be given to studio and one bed room which are meant for the low income groups. But the data does not show us what was written as objective on the policy document.

3.2 SURVEY RESPONSES OF THE HOUSEHOLD

A total of 135 survey questionnaires were distributed to condominium housing residents, in five sites of kirkose sub city. Three data collectors under the researcher close supervision administered the data collection. In the survey, 135 housing units were covered in five sample sites (Temenja-yazi, 34-meda, meskel flower, Leghar gumuruk,and and Mesfine Meda) and 130 filled on questionnaires were returned; hence 96.3 percent was returned. Table 3.3 shows the number of respondents in each sites of the sub city.

Table: 3.3: Number of respondents by site.

Site name	Sample houses	Valid		Missing	
		Frequencies	percent	Frequencies	Percent
Temenja-yazi	18	18	13.3	0	0
34-Meda	22	21	15.6	1	0.7
Meskel Flowers	23	23	17	0	0
Leghare Gumuruk	33	32	23.7	1	0.7
Mesfin-Meda	39	36	26.7	3	2.2
Total	135	130	96.3	5	3.7

Source; Field survey, 2010

As you can see from the table, Temenja-yazi and Meskel Flower sites respondents are returned the entire instrument. On the other hand, 34-meda, Leghar Gumuruk and Mesfin Meda together did not return 5 questionnaires.

3.3. SOCIO-ECOMOMIC CHARACTERSTIC OF THE RESPONDANT

3.3.1 Gender Distribution and Age Structure of Sample Households

Age, sex and marital status are the most important demographic variables which are employed in census, sample survey and different research activities. The age structure of a given population is important to know the ratio between economically active and dependent population. It has also a great implication on housing demand and supply analysis and at the same time the quality of housing one can own. Table 3.4 shows age of the respondents.

Table 3.4: Age of the respondents

Age group	Frequency	Percentage
18-24	-	0
25-31	15	11.54
32-38	72	55.38
39-45	26	20
46-52	17	13.08
Total	130	100

Source: field survey, 2010

Table 3.4, demonstrates that out of the total sample household 11.54% are found between the ages 25-31. More than half of the respondents are found between 32-38 years of age. Those households found between the ages 46-52 constitute only 13.08% of the total sample household heads. The general trend of age composition of respondents show that, 100 percent of the respondents are found below 52 years or all of the respondents are found in the economically active (15-49) age category. This indicates that the old age categories that are economically unproductive were not considered in the provision of low cost housing or this category could not afford to buy the constructed housing unit.

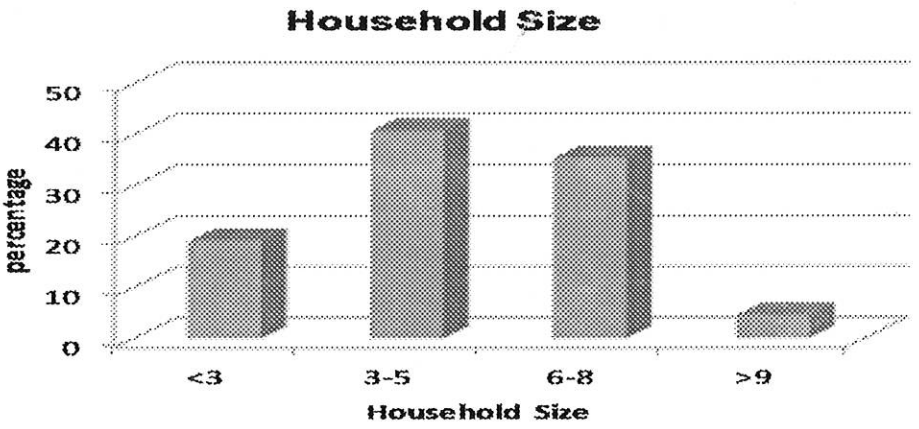
With regard to the gender distribution of the households, annex 2 reveled that, 59% of the sample house hold heads of IHDPO site residents are found to be male. Whereas, the female category of the household heads of the study sites, accounts for 41 percent.

According to article 5 of housing transfer proclamation (No 19/2005) which stipulates a minimum of thirty percent of the home seekers with reserved priority rights shall be female heads of households. When we see the data on the table, the numbers of female headed households are greater than 30%. Hence the involvement of females in getting the housing units of the project is encouraging. The reason can be the emphasis given to females by the city administration or the government.

3.3.2 Respondent's Household Size

As far as the household size of beneficiary families concerned, the majority (40.8 percent) of the total respondents had three to five household members, 35.4 percent of the respondents had family size of 6 to 8 and 19.2 percent of respondents had less than three household members and the rest 6% had more than 9 families.

Fig 3.1 Household size of the respondents



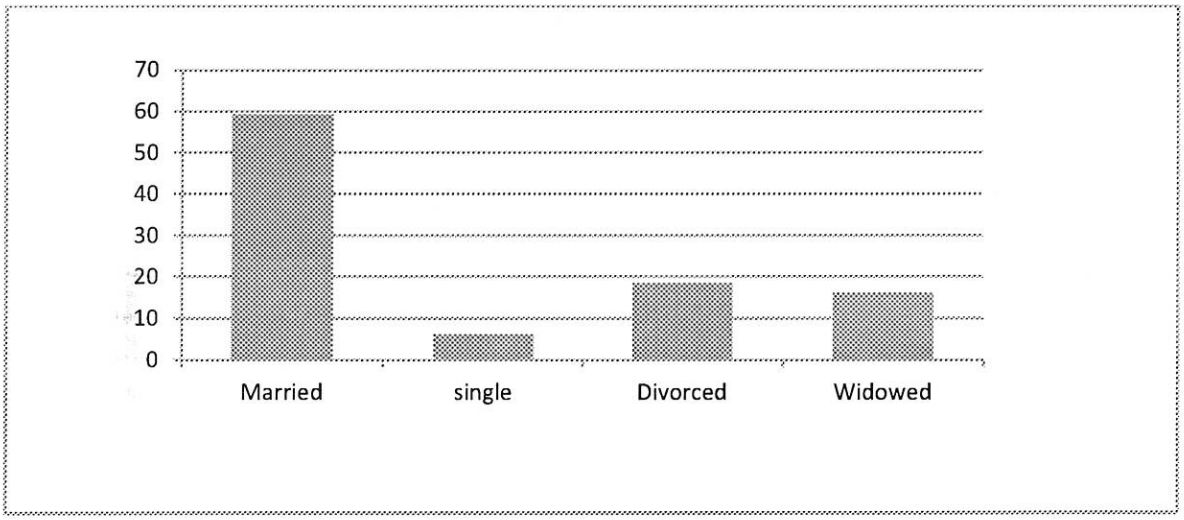
SOURCE: Field survey, 2010

The average household size of the respondents is about 5.8. When we compare this with the city's average, i.e. about 5.1(CSA 1994), it is more than the city.

3.3.3 Marital Status of the Respondents

Distribution of population by marital status is another important point in the analysis of housing related issues. In condition where there is large number of new engagements of frequent dissolution of marriage, there is a rise in demand for housing. Distribution of respondents by marital status, depicted in the following chart.

Fig 3.2 Distribution of respondents by marital status



Source: field survey, 2010

As fig.3.2 revealed that, about 59 percent of the respondents are found married, 18% widowed and about 16 percent respondents are found divorced. The remaining 6% of the respondent during the sample survey are found to be single.

3.3.4 Origin of Respondents

As it is pointed out in literature part of this paper, problem of housing in third world countries as well as in Addis Ababa are the functions of two basic factors. These are the rapid rate of rural-urban migration and to some extent the natural increase. This rapid population growth creating challenges on the

provision of social and infrastructure facilities including housing. Since Addis Ababa is an economic and political capital, and in relative terms having better infrastructures and social services, attract huge number of people from rural areas, small towns and other urban centers of the country. Thus, it's important to see the contribution of immigration for the rapid population growth and shortage in the provision of housing in the city as well as sub-city. Table 3.5 shows the origin of the households.

Table: 3.5 Origin of sample household heads

Place of origin	Frequency	Percent
Addis Ababa	49	39.3
Outside Addis Ababa	81	60.7
Total	130	100

Source: Field survey, 2010

Table 3.5 indicates that, about 60.7 percent of the respondents' origin is from outside of Addis Ababa. Only 39.3% of respondents are born in Addis Ababa. From this we can infer that immigration is largely responsible for the housing shortage, prevalence of slums, squatter and overcrowding in the city. It has also its own effect on the distribution of constructed houses of the project to the target beneficiaries. In addition to this, I asked for how long the household reside in Addis Ababa after they came from outside of Addis Ababa. Most of the households responded that they lived not more than fifteen years. From this one can conclude that, much of the efforts have been made to minimize housing shortage of Addis Ababa have gone directly towards recent immigrants.

3.3.5 Educational Status of Respondents

Education is vital strategic need for any development process. According to the review of Tebarek (2006), lower education level still prevents low-income people from accessing economic opportunities and could lead to discrimination or

exploitation in the labor market. The data in this study reveals that, out of the total respondents, 1.54 percent was illiterate, 1.54 percent could read and write, 9.23 percent had completed primary school, 20.8percent completed secondary school, and 67 percent of the respondents have attended tertiary education. This has its own implication on the income level of respondents and attitude towards living in multi-story building. We can infer that, the better the educational level of the personal the better the life condition.

Table 3.6; Distribution of respondents by educational Level

Level of education	Frequency		Total	Percent
	Male	Females		
Illiterate	1	1	2	1.54
Read and write	--	2	2	1.54
Primary education	8	4	12	9.23
Secondary education	14	13	27	20.77
Tertiary level education	54	33	87	66.92
Total	77	53	130	100
Percentage	57	41	100	1

Source: field survey, 2010

As mentioned above more than half percent of the respondents found to be tertiary level in their education status. This shows more of the households have better job opportunities with better income he/she earns.

3.3.6 Economic Characteristic of the Respondent

3.3.6.1. Occupational Status of the Respondents

It is known that, occupation type, monthly income and the social status attached to an individual has relationship with the accessing of housing unit. Those individuals who have better occupation have better income and status. Therefore these individuals can afford to have better houses and social

services. We can look at the distribution of respondents' occupation status in the table 3.7.

Table 3.7 Condition of respondents by occupational status

Type of occupation	Frequency	Percent
Government employee	58	44.62
Privately employed	35	26.92
Not employed	12	9.23
Pensioned	8	6.15
NGO employees	10	7.69
Other	7	5.38
Total	130	100

Source: filed survey; 2010

As can be observed from table 3.7, the highest proportions of the sample household happened to be government employed (44.62%), whereas 26.92 percent are privately employed and 9.23 percent are not employed. These unemployed groups of the household reported that, as they do not have any job, and are living with the support of family and relatives. Some said that, they lost their work due to relocation from their old site. From this we can infer that, peoples or the poor were affected by the relocation. The data generally indicates that, most of the sample households are government employees and this is similar with what was identified in educational background part of the respondents.

3.3.6.2 Respondents Monthly Income Level

Another point that has to be considered in the economic aspect of the sample households is their income condition.

Household investment on housing depends on his income capacity level. For the purpose of condominium housing distribution among the beneficiaries, the Addis Ababa city administration classified residents of the city in to three income groups. Income groups less than 301 and 301 up to 600 ETH birr are

categorized as low income groups. Those with monthly income from 601 to 1200 and 1201 to 2000 ETH birr are classified as middle income groups, others whose monthly income greater than 2000 are classified as high income groups (AACG, 2004).

The proclamation of the condominium housing transfer also stated that, the home seekers with monthly income up to birr 300 shall have reserved priority rights to purchase studio. Those with monthly income from birr 301 to 600 ETH birr shall have reserved priority rights to purchase a single bed room with an area of less than 30 meter square. With this, the main objective of the IHDP in the city as well as in the country is to alleviate housing problem of these low and middle income groups. The more emphasis of the project is on the low income group of the community, who has no any option to housing tenure.

Table 3.8 Distribution of respondents by monthly income

Monthly income (ETH. birr)	Number of respondent	Percentage
<300	4	3.08
301-600	18	13.85
601-1200	35	26.92
1201-2000	58	44.62
2001-3000	11	8.46
3000+	4	3.08
Total	130	100

Source: filed survey; 2010

The survey data in table 3.8 showed that, about 44.6 percent of the respondents had monthly income of ranging between Eth birr 1201-2000. The second largest group, 26.92 percent responded that, their monthly income was between 601-1200 ETH Birr. The third largest group, 13.9 percent of the respondents, claimed more than 301-600 ETH birr monthly income. About 11.54 percent of the respondents have the monthly income of more than 2000 ETH birr, this including those who have above 3000 ETH birr. But only very

small number of the household head have a monthly average income below ETH birr 300. This survey result revealed that, the majority of the beneficiaries were found to be better off economically. From this one can infer that, the very low income groups have not benefited much from the project as stated in the housing policy frame work. It also seems that, as the very poor were neglected.

These may be caused by different factors. Criteria of screening the beneficiaries may not consider the very poor and poor class of the communities. As the interview made with the head of Housing Transfer office of Kirkos sub city, the criteria used for screening the beneficiaries are not as mentioned on the objective of the project. The criteria's used for screening the beneficiaries are; first, those beneficiaries who have no any previously owned house can be participate in lottery system. Second, he/she should pay the down payment, and third, he/she should the winner of the lottery. From this we can conclude that, the very low income groups of the community were not considered.

To some extent this finding goes in line with related literature on formulating housing policy. The literature stated that, before formulating shelter policies and strategies which targeting to improve housing and living conditions of the low income groups, one needs to know clearly who are the people living in very poor condition or who are looking for better accommodation (Kunle Ade, 1985).

3.4 SHELTER CONDITION OF THE BENEFICIARIES

In this part of the study the summary of responses on shelter related question i.e. pervious shelter situation and current housing condition of the respondents are presented. The condition of housing service and physical infrastructure of the new houses of the residents are presented on the other topic. Furthermore the satisfaction level of the respondents in current housing situation in relation to the previous shelter condition and housing facilities in the new residential area are also analyzed.

3.4.1 Previous Housing Condition of the Beneficiaries

3.4.1.1 Housing Ownership Status

As stated in the existing literature, the tenancy level of an individual has the following options; owner occupied, government rented, rented from private owner and rented from renting agency like agency for the administration of rented houses (AARHA). The person who is out of these categories, can be either a street dweller or living in other means of accommodation. One of the objectives of IHDP is ensuring private house ownership for the low income group who has no any accommodation in owner level through different payment modality. Thus, analyzing level of previous tenancy is important to see for whom housing units are transferred.

Table: 3.9. Respondent's pervious shelter status

Type of previous shelter	Frequency	Percent
Owen home	17	13.08
Rented from government	33	25.38
Rented from private owners	66	50.77
Dependent	10	7.69
Other	4	3.08
Total	130	100

Source: field survey 2010

The survey data showed that a significant number of respondents lived in rental house before they began to live in their current houses. As the above data shows 50.77 percent and 25.38 percent of the total respondents rented their previous houses from private homeowners and government institutions respectively. Most of the government houses were 'Kebele' (local name) houses. Respondents who were lived in their own private houses, and those who live with their families constitutes 13.08 percent and 7.69 percent respectively. About 3.08 percent respondents were lived in other type of tenancy.

Respondents who have private houses were dislocated peoples due to the development activities, and some of them may peoples who secured tenure of the new housing unit with their previous houses.

From the survey data, it is important not to undermine how much the private households are supporting the housing stock of the city. And many people in the city of Addis Ababa are earning their monthly income through renting their houses.

3.1.1.2 Housing Situation of the Respondents

The construction material from which the housing unit is constructed indicates the condition and type of the house. It has also its own implication on housing quality. According to the national housing and population census of 1994, the proportion of houses with walls made from wood and mood and similar material consists of 82 percent's of Addis Ababa city housing stock.

Table 3.10: The wall condition of the previous housing unit

Construction materials used	Frequency	Percent
Wood and mud	21	62.31
Stone and mud	2	1.54
Stone and cement	5	3.85
HCB and cement	30	32.07
Other	12	9.23
Total	130	100

Source: Field survey 2010

When we examining the wall feature of the previous residential units of the respondents, we can conclude that comparatively most of them were poorly built. Form the above table, if we look at the materials from which the walls of the dwellings are constructed, about 62.31 percent of the total accommodations have walls built from wood and mood, whereas walls made from Blocker and cement covers 23.47 percent of housing unit. The others two

wall material such as stone and cement and stone and mud are about 3.85 percent and 1.54percent respectively.

The floor materials

As far as the floors of the dwellings are concerned, the survey result shows that the majority of their pervious houses have floors of cement screed (50.77 percent). A further 19 percent of the housing units have either clay or wood tiles. This shows that a majority of the households have much better conditions in their interior houses than exteriors. This can be looked at in conjunction with the fact that people are more inclined to make improvements to their interiors house than exterior of their house.

Table 3.11, Floor material of the previous housing unit

Floor material	Frequency	Percentage
Earth mud	45	34.62
Cement screed	66	50.77
Plastic clay or wood tiles	19	14.61
Marble tiles	0	0
Totals	130	100

Source: Field survey 2010

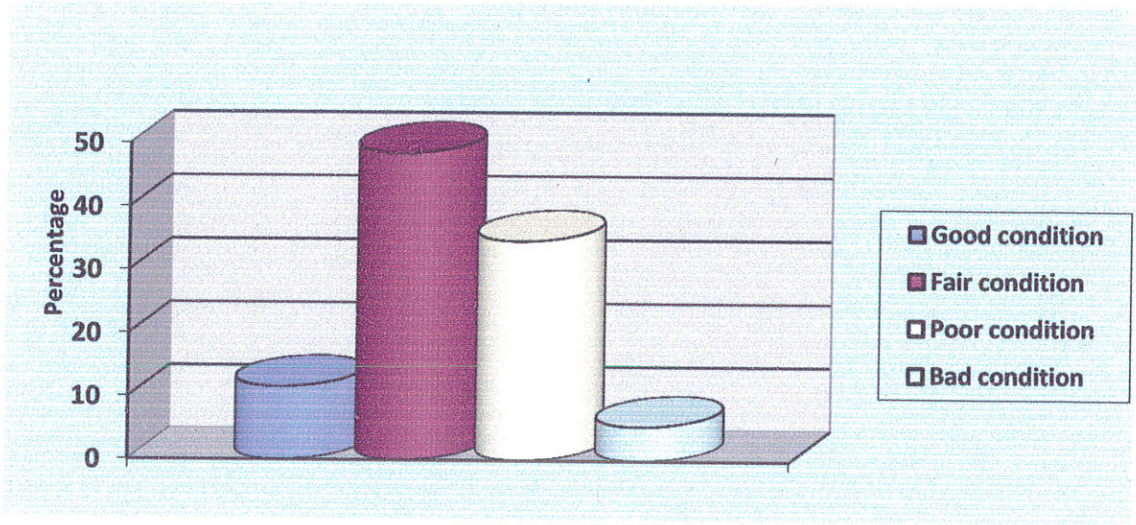
General condition of the previous housing unit

It is common that the owners of the residents of a certain dwelling unit may have a different opinion on the condition of their unit. In order to ascertain this difference of opinion and to know the general condition of the respondent's previous houses, respondents were asked about the general condition of their pervious housing units.

Fig 3.5 displays that, about 48.46 percent of the respondents' reported that, their previous housing units were in a fair condition. Around 34.62 percent of their housing units were in poor condition, about 11.54 and 5.38 percent of the

respondent previous housing units were in good condition and bad condition respectively. Fig 3.3 shows the general condition of the previous housing unit of the respondents.

Fig.3.3.Opinion of the respondents on General Condition of their previous housing unit



Source; Field survey, 2010

Accommodation of Previous Houses

As regard to the number of rooms in general, the pervious residential units of the respondents in figure 3.12 shows that, from the total of 130 respondents 40% of the respondents of the households had two rooms, followed by 20 percent of the respondents who had three room, and four each, and 17.7 percent who had one rooms before they move in to the current housing units. The rest 2.3 percent were not responded about number of rooms in their previous houses. The following table shows the number of rooms in pervious house of the respondent.

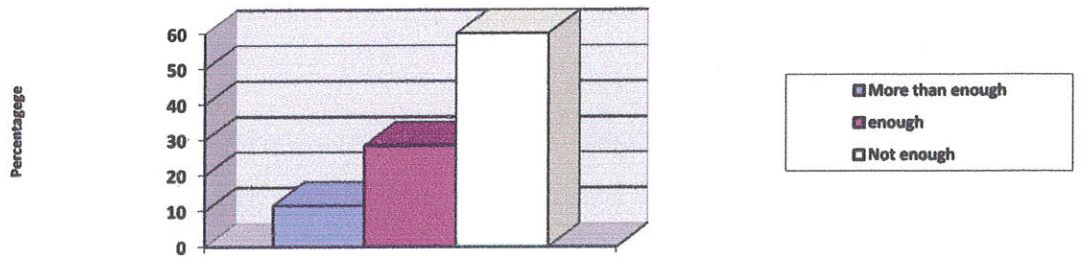
Table 3.12 Number of rooms in previous housing unit

Number of rooms	Frequency	Percentage
One room	23	17.7
Two room	52	40
Three room	26	20
Four and above	26	20
No information	3	2.3
Total	130	100

Source: field survey, 2010

In addition, as it can be seen from table 3.12, the respondents asked about the accommodation of their previous houses to their family size as either more than enough, enough or not. More than 60 percent of the respondent, reported that the accommodation of their pervious houses to their family is not enough, about 28.8 percent responded enough and 11.2 percent responded as the accommodation is more than enough. Fig 3.4 shows the respondent housing accommodation in their previous housing unit.

Fig 3.4: Level of accommodation of previous housing



Source; Field survey, 2010

3.4.2 The New Housing Condition of the Residents

3.4.2.1 Ownership Status

Regarding the ownership of the current housing unit, respondents were asked whether they are owners or non-owners of the units. The survey data showed that, about 58.46 percent of the total dwelling houses were legally owned by the residents themselves. On the other hand, same body other than the residents' owned the remaining 41.54 percent of the houses. Table 3.13 reveals the respondent's ownership status.

Table 3.13 Respondents housing unit ownership status

Ownership status	Frequency	Percentage
Owner	76	58.46
Non-owner	54	41.54
Total	130	100

Source: survey data 2010

As far as the method of acquisition of the residential units is concerned table 3.14 indicates, from the total 76 respondents who owned the houses, about 64.47 percent of them obtained the houses directly from the government (Addis Ababa city administration housing agency) by lottery system and 26.32 received the houses directly from the city housing agency under special consideration. Most of these beneficiaries were given priority and special consideration due to relocation through land development and some were displaced from their residential areas as the result of infrastructure developments.

The survey data further showed that 9.21 percent of the owners bought their houses from the original owners and there no any respondent who acquired their houses through inheritance from their families or relatives. Table 3.14 shows the percentage of respondent's methods of acquisition of the dwelling units.

Table 3.14 Methods of acquisition

Means of housing unit ownership	Frequency	Percentage
Direct from the government by lottery	49	64.47
Direct from the city administration by special consideration	20	26.32
Bought from the owners	7	9.21
Inherited from relative	0	0
Total	76	100

Source: field survey: 2010

3.4.2.2 Cost Coverage System of Owners

One of the prerequisite for the transfer of constructed houses by the IHDP is paying some amount of money or total housing cost as an advance payment. Even though the amount of payment varies from one housing type to another, all the owners of the houses are expected to pay fixed amount of money for the type of housing they apply. The housing agency has set the minimum price for each housing type, but any applicant who has the capacity can pay from the fixed amount up to hundred percent.

According to table 3.15, about 69 respondents who were own their current houses directly from the city administration either by lottery system or under special consideration was asked how they covered housing cost. About 18.84 percent of the sample respondents have already paid the required amount of housing cost once (100%) to the housing transfer department of the agency. The majority of the owners, (78 percent) paid down payment as they the housing unit and paid some amount of money every month until the completion of the total costs of the house as per the payment schedule of the city administration. Moreover, all respondents began to pay, but the remaining 2.9 percent covered their cost by other means. For these categories of the respondent, the cost of the house covered by the NGOs and the government

himself. This may because the respondents couldn't cover the cost by themselves and other special consideration.

Table: 3.15. Owners of residents cost coverage system

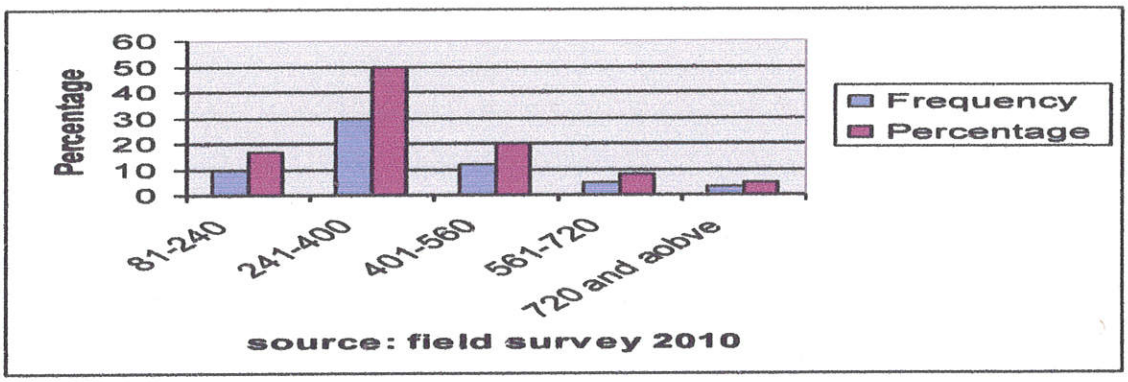
Ways of Cost Coverage	Frequency	Percentage
Already paid at once	13	18.84
First down payment and monthly bases	54	78.26
Didn't start to pay	0	0
NGOs or government	2	2.9
Total	69	100

Source: field survey 2010

The main target of IHDP in the city of Addis Ababa is ensuring private home ownership for the needy in general and the low income group in particular. Any individual after receiving the houses by paying the dawn payment, through paying a fixed amount of money for a fixed period of time, will make the house his/her private property.

When we see the amount of money paid each month to get full private ownership for those who paid an advance down payment, figure 3.5 indicated that, 16.67 percent of the respondents are paying 81-240 Eth birr per month, 50 percent are paying 241-400 Eth birr, and very insignificant number of respondents (5%) is paying 720 and above Eth birr per month. The amount of monthly payment is highly depending on the amount of income of the household. About 78.33 percent of respondents pay from 241-720 Eth birr per month; this implies that most of the respondents are categorized in the better off group.

Fig.3.5; Amount of money paid each month to get private ownership



Focusing on low income groups, government support literature state that, without some kind of support provision of housing for low income groups remains only as a driving force for developing pride of passion (Cernea ,1997), as cited in Tebarek (2006). Similarly, one of the sub-city's housing agency official explained that, there was assistance to the affected group by the government. It is done without lottery method and payment made by the governments and NGO's. Again government supports the low income beneficiaries by providing loan service. Respondents also asked their source of finance for their house payment, whether they got loans or not. According annex 7 out of 58 respondents 77.59 percent of beneficiaries got loan service from government bank, 5.17 percent from individual lenders, and 13.79 percent form micro finance institutions and the rest got from other sources. However, the respondents have explained that the support from government had remained only at the advance payment level.

3.4.2.3 Non-Owner of the Housing Unit

The reason for the intervention of government in the housing market in constructing of the low-cost houses is that, to solve the chronic housing problem of the society in particularly of the poor, not for profit purpose. Accordingly, as per rules and regulations formulated by the IHDPO, apart from inheritance due to the death of the owner and some other acceptable reasons,

the beneficiaries are not allowed to transfer the house to the third parties by any means.

But according to this survey, out of the total respondents 41.5 percent (see table 3.16) of the houses were occupied by non-owners. Out of 54 non-owners residents, 90.74 percent of the respondents rented the houses from the owners, while the rest, 9.26 percent live in the houses by proxy, without paying rental fees. Hence we can see that out of the total respondent's non-owner household head almost all of them were rented households. Table 3.16 shows the means of ownership of the respondents.

Table 3.16 Non-owners' means of ownership.

Source of housing ownership	Frequency	Percentage
Rented from owner	49	90.74
Proxy given from owner (rental free)	5	9.26
Other means	0	0
Total	54	100

Source: field survey, 2010

According to the interview made with the housing transfer officer, nearly 50% of the condominium houses were transferred to the third party through rent. The reason may be that, the owners of the house couldn't pay the monthly payment for the agency or some groups of the owners may make businesses by abusing the objective of the low cost houses. By renting the new house they are making business and also paying their monthly housing payment for the government. The interview made with one of the household head also supports this idea. The interview revealed that most of the owners of the houses could not pay monthly payment of the houses, because of this reason some owners rent their whole house and some are transfer the portion of their houses to the third party through rent.

The amount of respondent's monthly rental fee also asked. Table 3.17 shows that, from the total 49 rented houses, a significant number of resident's (48.98 percent) paid a monthly rental fee of 1001 to 1500 birr. We can also see that 60 percent of the one bedroom unit and 55.56 percent of studio residents took the lion's share of the rental market at the above range of rental fees. We can also see that the maximum monthly rental fee range for studio units was between birr 1001 and birr 1500. However for the remaining three types of houses, one bed room, two bed room, and three bed room units, 40 percent 50 percent and 100 percent of residents paid a monthly rental fee of more than 1500 birr respectively. The whole finding here shows that the renters were collecting good income and they made it business.

Table 3.17 sample respondent's monthly rental fee for rented houses by housing type

Monthly rental fee in birr		Studio	One bed room	Two bed room	Three bed rooms	Total
Less than 600	Frequency	0	0	0	O	0
	Percentage	0%	0%	0%	0%	0%
601-1000	Frequency	8	0	2	0	10
	Percentage	44.44%	0%	14.29%	0%	20.41%
1001-1500	Frequency	10	9	5	0	24
	Percentage	55.56%	60%	35.71%	0%	48.98%
More than 1500	Frequency	0	6	7	2	15
	Percentage	0%	40%	50%	100%	30.61%
Total	Frequency	18	15	14	2	49
	Percentage	100%	100%	100%	100%	100

Source: field survey, 2010

3.4.2.4 Housing type and level of accommodation

The number of room density determines the comfort and the well-being of individuals. It can be one of the parameter to categorize a housing unit as adequate or inadequate. Table 3.18 shows number of rooms in each type of housing unit except toilet and kitchen.

Table 3.18, Distribution of sample respondents by the type of housing

Type of housing	No. of rooms	Frequency	Percent
Studio	1	34	26.15
One bed room	2	44	33.85
Two bed	3	45	34.62
Three bed room	4	7	5.38
Total		130	100

Source: field survey 2010

Note: kitchen and toilet are not included in the type of housing unit.

As can be seen from the table above, 34.62 percent of the respondents have three rooms, 33.85 percent have two rooms, 26.15 have 1room and the rest 5.38 percent have four rooms with three bed room type.

With this type of housing, the level of accommodation of the new houses to their family size was asked. From the total 130 respondent for 51 of the household level of accommodation of the new houses to their family size enough, for 5 of the household more than enough and 73 of the respondents feel that house do not accommodate their family enough. This dissatisfaction about the accommodation of the rooms may be due to the variation of houses in size. For instance, some studios are 20 square meters while others are more than this. The second reason is due to the size variation of their previous and new houses, particularly, households who had large and more rooms in their previous houses complain more on their new houses. The other reason is due to family size, this can be explained in terms of the persons per room density.

As the interview made with some households shows that the families who have more family size in studios housing unit are overcrowded and they are not satisfied with the room size, and those who have less family size are satisfied. In support of this issue the definition given by UN tells us that, studios with more than 3 families overcrowded and three bed rooms is more adequate for more family size (UN-Habitat, 2001). Thus, persons per room of three bed rooms are doing well to the effect of the minimizing overcrowding than studio. Table 3.19 shows the respondents accommodation of houses.

Table 3.19, Respondents housing accommodation to their family

Level of accommodation	Frequency	Percentage
More than enough	6	4.62
Enough	51	39.23
Not enough	73	56.15
Total	130	100

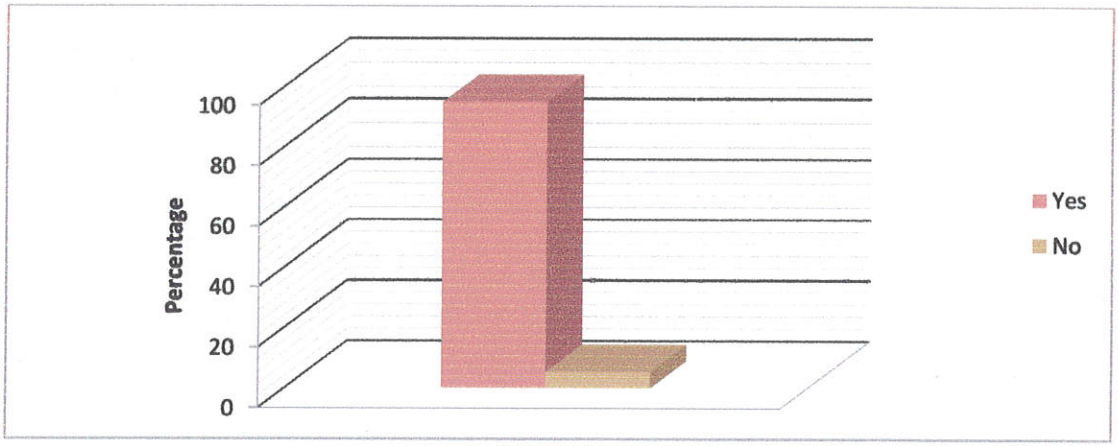
Source: field survey 2010

3.4.2.5 Maintenance Costs after Handover

Different sources like Gilbert (2001), UN-Habitat (2001) mentioned that, new sites often have additional costs of between 10-15 times more than the previous site. This survey finding also supports this statement.

Regarding maintenance costs after the handover by the residents, both owners and non-owners were asked if they incurred any maintenance costs after they took over the houses. Out of the total 130 respondents, 94.62 percent responded that they maintained one or more parts of their houses after they took over the houses. Only 5.38 percent of the respondents didn't maintain their new houses. The following figure shows maintained and non-maintained percentage of houses after takeover.

Fig 3.6, Number of respondent who incurred maintenance cost



Source: field survey, 2010

Those respondents who incurred costs for maintenance were further asked about the parts of their houses they have maintained. Thus, most of them (53.67 percent) maintained water pipes, about 14.63 percent of the respondents maintained wall and roof, 16.26 percent maintained windows and doors, and the rest part of the houses like electric lines, toilet room equipment etc. were maintained by 15.44 percent of the respondent.

The interview made with some of the residents was also revealed that, most service was poorly provided to the household. Thus, many households were incurred more amount of money for maintenance of services like water pipe, electric switches and plugs, for broken materials like windows, doors etc..

This data has many implications. We can infer that the quality of installed services may very poor, or there was technical weakness to install those services and there may also management weakness which resulted in this problem.

Table 3.20, Maintained part of the houses

Maintained part	Frequency	Percentage
Roof and wall	18	14.63
Windows /doors	20	16.26
Water pipes	66	53.67
Electric lines	11	8.94
Other parts	6	6.5
Total	123	100

Source: field survey 2010

3.5. STATES OF HOUSING SERVICE AND PHYSICAL INFERASTRUCTURE

AS the literature revels that, housing is not merely referred to shelter or the physical structure only, but it should also include all the necessary service, facilities and infrastructures that are important for the day to day life of the dwellers. Different amount and level of school and health facilities, entertainment areas, proper road and drainage facilities, street lights, and solid and liquid waste collection mechanisms are some of the manifestation of social and physical infrastructures of the city.

The physical infrastructure and social service are not at reach to most of the Addis Ababa city dwellers. The severity of the urban decay and lack of public facilities are deeper in the inner-city of Addis Ababa, this is mainly because of they constitute unplanned oldest part of the city, and the development undertaken against the continuous physical and environmental deterioration is in these parts were minimal. Kirkos sub city also characterized by such kind of urban situation. Recent UN-Habitat assessment report demonstrate that, 11.5% of the household in Addis Ababa do not have access to improved water, while 28% faced frequent disruption (UN-Habitat, 2004) .

One of the objectives of the IHDP is to renew the slum settlement of the inner areas and to improve the image of the city by providing the aforementioned social and physical infrastructures. It's also important to see and evaluate the performance of the project in providing these basic facilities with the provision of adequate housing.

3.5.1 Social Service and Its Condition

In addition to different housing facilities, standard housing should have easy access to different social service such as health centers, schools, market place, open space and recreational areas, and it should also be suitably located in relation to workplace and other function of the entire city. The standards for these social facilities to be provided in urban communities depend up on the population to be served, the catchment area and maximum distance from home to the social facilities.

Investigating the availability of these social facilities in the study area has paramount importance in order to identify whether the project achieve its objectives in considering the accessibilities of this facilities near the constructed apartment houses. In this respect, since the sub-city the oldest part of the city those facilities are accessible and available in different part of the sub-city as well as around the study areas. But there is limited number of government health centers (hospitals) and lack of recreation centers.

According to the interview made with the community and kirkos sub-city officials, the numbers of governmental health centers are limited around the study area. In contrast the study areas have large number of private health institutions. The respondents also indicated as the private health centers are expensive to get service. Instead most residents incur additional money to transportation in order to get service in government health center.

The interviews also indicated as there is absence of other recreational centers in the study sites. According to the FGD, most household complain the absence of open space and recreation area for their children in the

condominium compounds. Specially, 34-Mada site residents complained the absences of open space for their children in the site. From this one can infer that open space for recreation and other social activities for the residents were not considered. This may due to absence of enough space/land or weak planning of the project sites.

3.5.2. Utility and Physical Infrastructure

One of the parameter that is frequently used to categorize a housing unit as standards or sub standards is the availability of adequate housing utility and infrastructures including supply of pure water, electricity, kitchen, toilet and good system of waste disposal. Transportation accessibility is also another basic type of infrastructure necessary for the household.

As stated in Solomon (2006), the social and physical infrastructures are not at reach for most of the city dwellers of Addis Ababa. The severity of the urban decay and lack of public facilities are deeper in the inner part of the city mainly because it constitutes unplanned and oldest part of the city and development undertaken against the continuous physical and environmental is minimal. Recent UN-Habitat assessment report demonstrate that 11.5% of the households in Addis Ababa do not have access to improved water, while 28% facing frequent disruption.

In this regard, the objective of Integrated Housing Development project is to provide these physical infrastructure and utility with alleviating housing shortage in the city. This study also investigates how much the project attended its objective in providing these utilities and infrastructures. The following table presented the availability of these infrastructures in the study area.

Table: 3.21; Availability of physical infrastructure and utility

Provided physical infrastructure and utility		Frequency	Percentage
Water supply	Yes	130	100
	No	0	0
Electric power supply	Yes	130	100
	No	0	0
Fixed telephone line in their house	Yes	110	84.62
	No	20	15.38
Kitchen	Yes	130	100
	No	0	0
Dry waste disposal	Yes	76	58.46
	No	54	41.54
Toilet facility	Yes	125	96.15
	No	-	-

Source: field survey, 2010

The availability of housing related physical infrastructure and utilities are prerequisite for the health functioning of economic, social, political and cultural systems. The intervention in housing is not seen separately from these physical infrastructure and utilities. With this regard, to insure the availability of these housing related infrastructures, questioners were administrated for the sample respondent. As the survey result from the table above shows us that, 100 percent of respondents' received water supply, and electric power supply services in their house, 84.62 and 96.15 percent of the respondent had fixed telephone line and toilet utility respectively, but only 58.46 percent of residents have dry waste disposal service. Regarding the availability of kitchen almost all of respondent, responded that, they had individual kitchen. As observation made by the researcher, the condominium houses also have communal kitchens. But the communal or shared kitchens are delayed to provide for

beneficiaries, due to the demand of additional payment by the government. And this has been created a serious problem on the residents. According to the interview made with the households, the kitchen was not delivered for the beneficiaries until recent time. But now after the beneficiaries paid additional cost, the communal kitchens delivered to each sites.

3.5.3 Types and Regularity of Basic Infrastructure

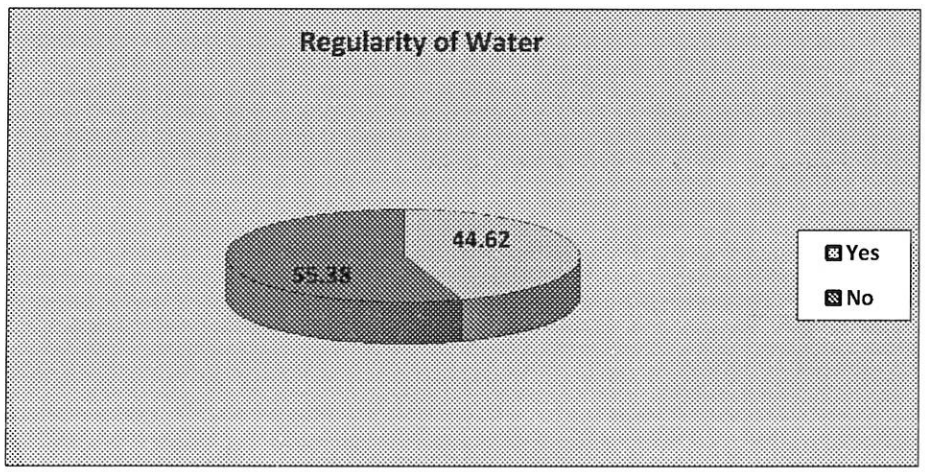
In addition to the availability of basic infrastructure and utilities, respondents also asked the types of infrastructure and regularities in their services.

Water Availability and Regularity

Water is one of the basic housing facilities, which are indispensable for the health functioning of life. As stated by Solomon (2006), Addis Ababa is suffering from a significant shortage of portable water. The city's water production capacity has never balanced with the demand. He also wrote that one third (1/3) of the city's demand for portable water remains unmet.

As far as access to piped water is concerned, all condominium houses in the study area have their owner private taps in side home. Despite the fact that, the major problem with water in the study sites are shortage or absence of frequent water supply. Fig 3.7 shows the regularity of the water.

Fig. 3.7 Regularity of water supply



Source: Field survey 2010

The above figure revealed that, about 44.62 percent of respondents have almost regularity in water supply. But 55.38 percent of the respondents have irregular water supply. During FGD most dwellers particularly those who lived on the upper floors revealed that, they have no water supply in all day. Most of them fiches water from long distance. This shows how much they passing in difficult situation with the absence of water. Again the absence of water has also impact on the usage of toilet. In this regard the households explained that, when there is no water they are forced to search for another toilet in the surrounding.

Transport Facilities

The availability of transport facility affects economic social, political, and cultural activities of the societies. To make the mobility full-fledged, provision of appropriate transport facilities is essential. I have asked respondents about the type of transport frequently used by them. Table 3.22 shows types of transport frequently used by residents or respondents.

Table 3.22, Type of transport frequently used by respondents

Type of transport	Frequency	Percentage
Other means	9	6.92
City bus	19	14.62
Taxi	82	63.08
Private case	8	6.15
Service	12	9.23
Total	130	100

Source: Field survey 2010

As can be seen from the table 3.22, 6.15 percent of the respondents is found having a private car during the private survey, this shows how much the economical gap among the households are observed in the study area. 63.08 percent of respondents frequently used taxi for their movement, 14.62 used Ambasa city bus, 9.23 percent and 6.92 percent of respondents uses service

car and other means of transportation respectively. Regarding regularity in these types of transport, the respondents raised that, there is problem in frequent availability of transportation. The major problem/shortage of transport in the study area happen during rush (pick) hours, when the people go to work and back to home. As we know this problem is the common problem for the city as the whole.

Here we can relate transportation with the distance of different social services like schools, hospital, market place and work place. We have also asked respondents the time gap from their home to work place by using the above transport modes i.e. taxi and buses.

Table 3.23, Time difference from home to work place

Time different	Frequency	Percentage
< 30 Minute	21	16.15
30min-1hr	82	63.08
More than 1hr	12	9.23
Missing	15	11.54
Total	130	100

Source: field survey, 2010

As can be seen from table 3.23, more than 63% of the respondents made to move between 30minute to 1hour distance, where as 16.15 percent of respondents made to move less than 30minute distance and 9.23 percent of respondents moves the distance of 1hour and above to reach their work places, 11.54 of the respondents did not responded. From this we can conclude that, the majority of the respondents have to go more than 30minute distance by using taxi or buses. This shows, to some extent the new housing unit had impact on their work activities.

Waste Disposal Service

The last but not the least facility, which is planned to treat in this paper, is the system of waste disposal. Availability of an appropriate way of waste disposal is

important for better health and sanitary condition. Where to dump wastes that come from households and different institutions is a major problem of the developing cities, while in the city of Addis Ababa due to limited capacity of the municipality, it is common to see full garbage tankers here and there.

The problem of waste disposal in the study area is related with the absence of waste disposal site. As some of the households stated that the micro and small-scale enterprises collect dry waste from every household twice a week. The liquid waste is avoided through the installed sewerage system.

3.6. SATSFACTION LEVEL OF THE RESPONDANTS

Both owners and non-owners of the houses were asked about the satisfaction level on their current shelter status, and social and neighborhood relations in relative to their previous housing situation.

3.6.1 Satisfaction Level with Their Current Housing Unit

Happiness and safety are the main aim of human settlement. This is one of the ways that happiness comes to exist in human circumstances. It is accepted fact that shelter provision can cause this fact in the process of man's striving for a better life. As cited in Nebiyu, (2002), the ultimate happiness of man (in terms of physical, body, mind and soul) is measured based on the interplay of man and his environment .It has the nature of dynamic balance which can be happened without affecting the happiness of others. In the context of housing, everyone is satisfied without affecting man's nature relationship and the legitimate interest of other people.

Some literature revealed that the reasons for housing dissatisfaction by housing occupant may due to household size to number of rooms, distance between home and work place, and feelings of privacy. Nebiyu (2000), also strengthens the above points through his study on the living situation of people in condominium houses in Addis, and stated that residential satisfaction is not only influenced by the availability of housing unit, but also by the services

attached to the dwelling unit. This study also investigates level of the satisfaction of the respondents in relation to the availability of housing service and quality of provided utility in comparison with their previous housing.

As the gathered data indicates, the majority (more than 60%) of the respondents were satisfied with their current housing in relation to their previous houses. This is due to significant change and improvement in the accessibility and quality of service and utilities in the new sites in relation with previous residential site. As the interview and focus group discussion revealed that, although there are many problems in the quality of some of the services in new house, they are generally satisfied with what is available and accessible in the new sits. They also explained that the provision of the new housing has solved their problem of homelessness or renting ability and it gives them more freedom than the previous rental owned house.

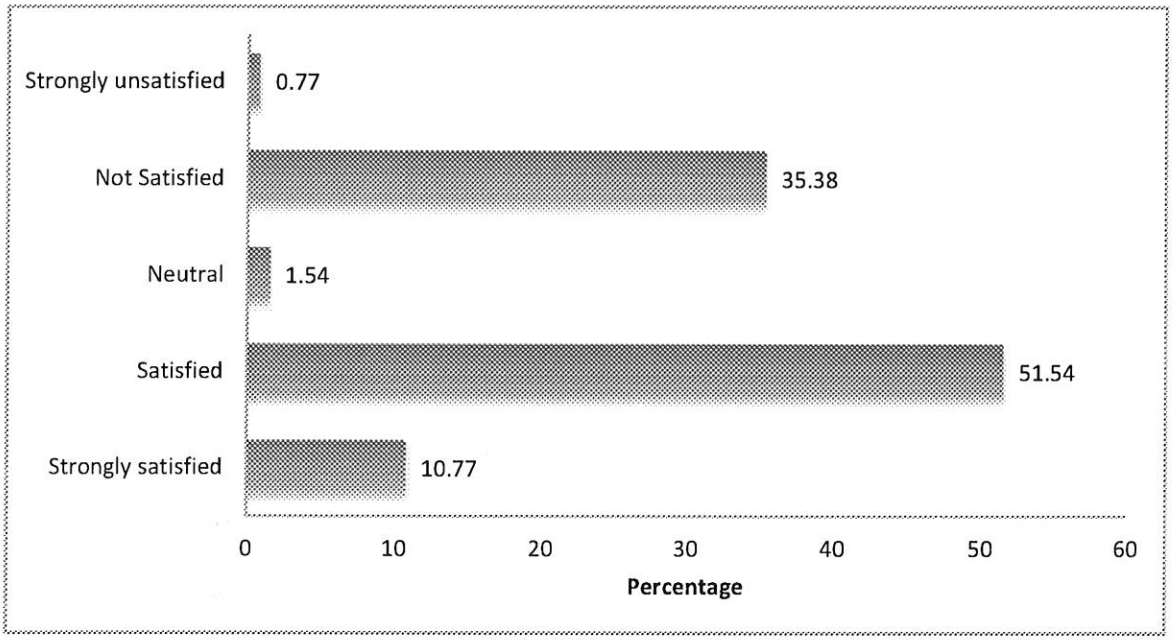
As the per survey data on annex 10, 10.77 percent of the respondents were strongly satisfied, 51.54 percent of the total respondents were satisfied and 1.54 percent of the respondents were neutral with current housing situation. 35.38% and 0.77percent of the respondents are not satisfied and strongly satisfied respectively. Those who are unsatisfied with the current housing unit stated during the interview and focus group discussion that, their moving to the new housing unit restricted them to practice their former informal economic activities. The poor provision of social services and utilities also dissatisfied them.

3.6.2. Satisfaction with the Condition of Neighborhood and Social Relation

Respondents were also asked about their satisfaction in neighborhood and social relation in new housing unit. About 9.23 percent were strongly satisfied with their current condition of neighborhood and social relation in relative to their previous housing condition. About 30percent of the total respondents were satisfied, followed by 5.38 percent of respondents who were neutral.

Nonetheless, 45.38 percent were not satisfied and about 10 percent of the respondents were strongly dissatisfied with the relationship. Figure 3.8 shows the level of satisfaction of respondents with social relation.

Fig 3.8: Level of satisfaction of respondents with social relation.



Source: Field Survey: 2010

As we see from figure 3.8, more than 36 percent of the respondents are dissatisfied with their current neighborhood and social relation. According to the focus group discussion, the social relation in new site is strongly different from the previous residential site. In previous residential site, the social relation and interaction were strong. Peoples participate in 'Ider', 'Equb' and religious related social life. But this relation in the new residential area is week. The reasons are that, some neighbors need privacy, and the job character of the household also matters. Additionally, the FGD revealed that many of the residents are non-owners and they do not care about the social relation i.e. Ider, Eqube even peace, cleanness, and the cool situation of the condominium site they are living.

In line with the above result, socio-culturally, the focus group discussants are aware of their detachment from their previous social ties and their social disarticulation seen in case of "idir", "equb" and neighborhood relations getting difficulty in the new sites. However, only few respondents emphasized that, they were able to continue their previous interaction and membership mainly due to very short distance of their displacement places. The majority of the respondents indicated that, though there is less developed social interaction in the new sites, there is the establishment of new "iqub", and "idir".

CHAPTER 4

4. MAJOR ACHIEVEMENTS AND CHALLENGES OF IHDP

The researcher also collected data from different officials of housing development program sectors such as Housing Development Agency of Addis Ababa, kirkos Housing Development Agency and Housing Transfer Officials, and from housing development department of Ministry of Work and Urban Development in interview and discussion bases.

This part of the study mainly focused on the major achievement, and challenges of the IHDP. The achievements of the project part of this study mainly focus on the role of the project in providing housing and creating job opportunities for low and middle income groups. The challenges are presented from two angles. The challenges created on the beneficiaries, and the challenges which hinder the progress of the program.

4.1 MAJOR ACHIEVEMENT OF THE PROJECT

According to the interviews made with officials and un published reports, integrated housing development program was selected as a solution for housing problem of the country not only for its primary benefit as a shelter for the low and middle-income groups, but also for its ability to coordinate sectors of the economy to achieve the objectives of the national poverty reduction policy.

The IHDP identified as housing intervention area in the policy document and designed for implementation in the fiscal year from 2006 to 2010. The major aims of this program as explained in most part of this paper are at achieving the following major objectives:-

1. To bridge the existing housing backlog by constructing up to 50,000 housing unit each year and to provide decent shelter for the low and middle income families in the city and urban centers of the country.

2. Promotion of micro-small scale enterprise, which can absorb more labor force and operate at a lower overhead cost as well as promotion of cost efficient housing construction technology.

It is well understood that the above indicated objectives and other objectives of the project which did not mentioned here are broad in their nature, and their realization calls for the implementation of a wide ranging activities. Some of them fall beyond the scope of this study. So this part of the study is not focus on the wider aspect of the above objective, but focus only on the major achievements of the program in light of the above two objectives in the planned time interval.

4.1.1. Delivery of Housing

As stated in the literature part of this paper, Ethiopian urban center are characterized by a poorly developed economic base, high level of unemployment and incidence of poverty and slum habitation. From those problems housing problem is identified as the key problem facing cities and towns of the country. This housing problem is more pronounced in primate city of the country i.e. Addis Ababa.

In order to alleviate this housing problem in the city of Addis Ababa, the city government has launched a five year (2006-2010) Grand Addis Ababa Housing Development Project as a housing policy direction in 2004. Provision of affordable housing to urban low and middle income groups is the ultimate goal of this program. In this regard, the achievement of the program is much more impressive. It doesn't mean the program is successful in achieving all what it was planned. Its plan was too ambitious which didn't take its capacity and resource in to account.

With these five years plan of the program (2005/6-2010), about 60,162 new housing units have been constructed in the different sub-cities of Addis Ababa. Almost all are fully completed and transferred to the beneficiaries. In addition to this, construction of about 18,000 housing units which have been launched

in 2009 fiscal year in nine sites in the city are in progress and will completed at the end of this year (2010). Thus, more than seventy eight thousands houses have been constructed and some are under construction in this planed time interval. The implication of this achievement on poverty reduction, in terms of improving access to decent housing, slum reduction, and wealth creation and as fallback strategy for the low income urbanities is large indeed. Table 4.1 shows the summery of the constructed houses in the planed time gap of the program.

Table 4.1: Summery of constructed houses in the planed time of the IHDP (2006-2010).

Phases of Construction	No. of Blocks	Types Of the Houses					Total
		Commercial	Studio	1 Bed Room	2 Bed Room	3 Bed Room	
First Phase (2006-2008)	952	1,727	5,928	11,144	11,637	1,770	32,206
Second Phase (2007-2009)	948	2480	4,890	11283	7,160	2,143	27,956
Total	1900	4,207	10,818	22,427	18,797	3,913	60,162

Source: AAHDO Report, 2010

Note; Third phase construction have been launched in 2009 fiscal year and it is in progress. The total housing unit of this phase is about 18,000. Including these figure all constructed houses in the five years are 78,162.

In addition to providing affordable housing unit to the beneficiaries, renewing the slum settlement of the inner area and improving the image of the city are another objective of the program. As discussed in previous sections, more than 80% of Addis Ababa is considered to be slum, of which the majorities are in worst condition. But the program has identified the hazardous area and

reversed these polluted, unhygienic and disgusting environments of slum to a new and attractive environment. It gave a new image to the city.

Since the Integrated Program incorporate the provision of the basic facilities, the congested and unplanned neighborhoods with no or little infrastructure have got all the necessary municipal services and their vulnerability to all type of risk is resolved. Currently, these condominium houses environments are one of the safest places in the city. Fig 4.1 shows us comparative picture of the current constructed condominium houses with the slum part of the city.

Fig 4.1: The newly constructed condominium house and the slum part of the city

Photo Source; Field Survey, 2010

Fig 4a: Newly constructed condominium houses

Fig 4b; Slum part of the City

From picture 4.1, it can be seen that the newly constructed houses by IHDP and the slum part of the city. As stated above renewing the slum part of the city is other objective of the project. Comparatively, the newly constructed condominium houses are built with improved building materials such as cement sand Crete blocks, iron sheet, with better housing services, have better

housing environment and safest place for health. The situation in the slum part of the city is different and generally worse. Most of the buildings in the slum communities have leaking roofs, wood and mud walls, areas of unsafe environment, lack of access to waste disposal facilities and absence of basic social facilities.

4.1.2 Micro and Small-Scale Enterprises Development and Their Performance in IHDP

The important role of micro and small-scale enterprise as a source of income and employment to poor households is a widely acknowledged fact in many developing countries. Detailed surveys in a number of these countries suggest that as many as a quarter of all people of working age are engaged in micro and small enterprise activities (Endeshaw, 2005). In addition, the same document stated that micro and small enterprises are the basis for large industrial development. It is this small industry that did develop to medium and large size factories in many of the today's industrialized nation. Of particular interest is the process of expansion of these enterprises from small to medium size, as it is when they become medium sized, that growth oriented small and medium enterprises make their most tangible contribution to economic growth and job creation.

In this regard, the Ethiopian government under the urban development Ministry has formulated a national MSEs development and promotion strategy with a major objective of creating long-term employment and providing the basis for medium and large scale enterprises their by facilitating economic growth.

In considering the above national MSEs development objective, the overarching objective of the AAIHDP is to improve the living standards of Addis Ababa residents, especially low income citizens, through the creation of employment opportunities and the provision of affordable housing.

The specific objective of the program include promotion of micro and small scale enterprises, which can absorb more labor force and operate at lower overhead cost and promotion of cost efficient housing construction technology (HDPO, 2004).

As stated in the IHDP manual (2004), the rational for deploying MSEs in IHDP is that, the market cannot deliver low-cost housing at the required quantity and reasonable price. The currently available industrial technology does not allow the construction of low-cost houses, and hence it is important to involve as many micro and small-scale enterprises as possible in the program so as to promote low-cost technologies. Moreover, it is important to develop a housing technology that requires lower level of skill that can be implemented extensively in a short period of time.

The argument given above for promoting MSEs thus relies on the assumptions that, the market is not capable of constructing low-cost housing by itself and that reliance on MSEs, which are labor intensive and have low overhead cost, would generate extra employment opportunities and also reduce construction costs.

Based on the interview made with head of micro-small scale enterprises department in AAHDPO and the secondary data given from the same office, the achievement of the MSEs in providing low-cost construction technologies for the achievement of integrated houses, and their role in promoting employment generation opportunities were analyzed below.

According to Addis Ababa housing development project office head, the MSEs in IHDP particularly in construction sector have great role in providing locally produced low cost technologies in addition to generating extra employment opportunities. Almost all activities of the project are done by these MSEs except some technical and complicated works of the project. MSEs are involved in two types of activities in the construction sector of the project. Some MSEs have been involved in the production of construction materials like pre-cast beam,

hollow or concrete blocks, wood and metal works, stair way and roof, grave, and agro stone partition board. Some are involved in the construction site works especially in installation and finishing activities of the constructing apartment houses. This activity includes electric and sanitary installation, inner road and sewerage line works, and finishing activities.

Since the establishment of AAIHDO(from 2006 to 2010), above 1300 micro and small scale enterprises have been established and involved in the aforementioned activities i.e. on construction material production and site works. Table 4.1 shows the number of MSEs which were engaged in different activities from 2004-2009.

Table 4.2; Number of MSEs engaged in IHDP since 2004/05-2008/09

Fiscal year	Total enterprise in different activities of IHDP									
	Concrete blocks producers	Pre-cast beam producers	Gravel production	Door & wind	Agro-store production	Electric installation	Sanitary installation	Finishing work	Other works	Total
2004/2005	184	127	25	219	57	64	50	17	86	829
2005/2006	249	144	60	238	-	86	46	6	49	923
2006/2007	123	64	21	183	6	34	39	3	-	473
2007/2008	209	112	36	263	15	141	136	38	5	955
2008/2009	347	123	32	375	87	184	152	-	87	1387

Source: IHDPO, 2010

As indicated in the table 4.1, the numbers of MSEs engaged in IHDP construction sector were increased from 829 in 2004/05 to 1387 in 2008/09. This shows the achievement of project in employment generation and low-cost local technology production were increasing from time to time. This has also implication in constructing more houses. With the increase of MSEs in the project from 2004-2009, there was also increasing in the number of

constructed houses. Thus, there role in the project were very much high and important.

Again these enterprises are playing a significant role in the overall economic growth of urban settlement in general, and in improving the livelihood of operators in particular. The total numbers of employment opportunities that have been created by the program in the city from 2004/05-2008/09 on average in each year were about 47,000. When we compare this figure with national total of the fiscal year 2007/08 (i.e. 57,000), about 82.5% of the employment opportunity generated by IHDP is in Addis Ababa. This shows how much the program benefiting the city in reducing unemployment rate and improving the livelihood of the poor. Table 4.2 shows the total employment generated by MSEs of AAIHDP.

Table 4.3 Total employment created by SMEs in the year 2004/05-2008/09

Fiscal year	Permanent A	Temporary B	Total C	Proportion percentage	
				A/C	B/C
2004/05	27,033	11,585	38,618	70	30
2005/06	38,153	21,461	59,614	64	36
2006/07	2,123	9,696	11,824	18	82
2007/08	14,443	56,634	69,077	20.91	79.09
2008/09	21,711	37,193	58,909	56.86	63.14

Source: IHDPO: 2010

As the above table shows that, there was decline in the proportion percentage of permanent employment in 2004/05 which was 70 percent of the total employment to 36.86 percentages in 2008/09. The decline was seen more during 2006/07 fiscal year. In contrast, the number of casual employment was increases from year to year. The change in the proportion of permanent employment was due to the resign of the employees to get better job and to do better business or it may transfer of work type in favoring of better income. In support of this idea, the interview made with the head of micro-small scale and

medium enterprise department of kirkose sub city revealed that, many individuals and enterprises were released their work as they get better income in the project to do better business and work.

According to the interview made with AAIHDPO department of micro small scale and medium enterprise head, in addition to providing more job opportunities for many citizens, the program had also increase the number of building construction contractors and building construction consultants. Professionals in the field are getting better opportunities and generating their income through time. They are also upgraded in their experience and license. In addition, the government takes the main responsibility for capacity building, credit arrangements and training the contractors, consultants, and micro small enterprises. Thus, the program was achieved more in this regard.

The sociologists from AAHDPO also agreed that; "apart from its advantage to solve housing problems for thousands of people, integrated housing program was selected for its benefit as a source of job opportunities for citizens, it develops the capacity of the construction sector and made the city beautiful by replacing the slum area with condominium apartment.

4.2 CHALLENGES OF INTEGRATED HOUSING DEVELOPMENT

4.2.1 Challenges Related With the Households

First I started in examining the challenges faced by the target community. These challenges and problems related with the households gathered through in depth interview and focus group discussion. For clear presentation, the problems listed by the respondents were categorized in to two major parts; the housing (physical aspect) related problems and socio-cultural problems.

In relation to the physical aspect of the house, the respondents said that the buildings were not constructed with the highest quality construction materials. As the result the roof and the walls have started to crack and leak, and sound pollution is a common problems. Oral conversations and some movement of

household materials on the upper houses were upsetting others. Due to these, most of the dwellers have modified the utility materials. These include doors, windows, kitchen materials, water pipes, as well as lavatory and shower materials. This led them to incurred additional cost for the houses.

Respondents also complained about the absence of fire protection utilities and emergency exits. Most of the respondents were not content with the staircases of the building made from steel sheets which create noise when used. The lack of alternative stairs in cases of emergency or problems with the main stairway was also seen as the main problem identified by the head of the households.

The other physical problems that most of the residents identified were the absence of children play grounds and solid waste disposal services, which was seen as a cause for environmental pollution. Respondents also said, the sanitary works of the buildings were not constructed to the required standards and thus they faced several problems in relation to liquid waste disposal. Most of the time dwellers that live above the second floor faced water shortages that in turn caused terrible smells in the building. In addition, the buildings did not consider disabled and aged persons facilities like elevators or any other alternatives were not provided.

The second categories of problems are related to socio cultural patterns of the residents. Most of the residents were not familiarized as to how to live together in apartments. As a result, they were not aware of their rights and obligations. Thus most residents do not feel responsible for the betterment of the building, neighborhood right and overall peace, security and health situation of the residential environment.

The other problem most of the residents spelled out were that, related with condominiums board of directors/committees. Until 2009 this committees were not forme l (implemental) in each condominium sites. But with the initiation of the AAIHi:O, boards of directors (committees) were formed in each site. They formed in order to insure and maintain peace and security of the owners and

the overall properties of the apartment houses. They ensure rules and regulation of the condominium houses too. Additionally, one may have to get the permission from condominium board of director (committees) before change exterior fixtures, install satellite dish, set up a clothes line in the backyard, add a new gazebo, install air conditioning units in windows etc. The problems stated by the respondent in relation with this committee were that, the members of the committee in reality elected by the residents of the apartment houses. But this was not done. They were assigned by third party based on the political devotion of the individuals. The will of the community were not considered. Owner also explained that, some are rigid, and some are careless in taking care of the resident's right, rules and regulations. Some of them don't know their responsibilities and duties. As a solution the respondents forward that, the government should intervene as a member of the committee in order to minimize the problem related with them.

4.2.2 Challenges Related With the Project

As discussed above a significant amount of work has been carried out by the program and many achievements have seen. However, the sheer size of the challenges faced by IHDPO hinders the progress of the project and this affects the achievement of the program in the scheduled time interval.

Shortage of housing is among the most visible problems of poverty in Addis Ababa. As mentioned in literatures part, this shortage of housing in the city explained in terms of qualitative and quantitative terms. To alleviate this problem, IHDP as a policy direction designed in 2004 by the Addis Ababa city administration. The major plan of the project was to construct 50,000 houses per year and 200,000 houses with in the five years interval i.e. from 2006-2010. However since the beginning of the implementation of the project (in 2006) until this data is gathered (2010), 18,000 houses were under construction and only 60,162 houses were constructed and transferred to beneficiaries (AAHDPO, 2010).

In the planned time interval the total constructed and under construction housing units were 78,162, this covers only 39 % of the planned housing unit. 61% of the planned housing units were not constructed. This shows the delays of the project to handover the beneficiaries in scheduled time.

As the interview made with AAHDPO and Housing Construction Department head at the Ministry of Works and Urban Development on the challenges of the project, both explained that the causes for the delay of the construction of the houses were many. One of the causes was the shortage in the supply of construction materials (mainly cement and reinforcement iron bars). The cause of shortage in the supply of the construction materials was the result of the boom of the construction sector in the country as well as international economic crises. The increase in the price of construction material from time to time was also another constraint. Shortage of land for construction of condominium houses is also another basic problem which hinders the progress of the project.

According to the Housing Development Officials of the study area, the challenges of the project are very vast, and sophisticated. Practical skills in the construction technology are limited, institutional management capacity imperfect and other similar problems affecting the project progress. He also added that, the institutional weakness result in substandard finishing of projects and resources wastage due to poor supervision by the concerned body of the government. This resulted in the increasing cost of the condominium houses from time to time.

The interviewees also reported that, the absence of a national housing development policy had its own impact on the problem faced with IHDP. According to interviewees, many challenges had happened on the progress of the project, and many measures were taken to solve, but many problem are still there. However, if well-defined national housing policy and directives is adopted there would not be as such challenges in the implementation of the

project. In support of this constraint of the project, Solomon (2006) stated the housing policy gap of the country as follows;

> *"Policy gaps are the by-products of the lack of a comprehensive national urban housing development policy. The need for such a policy has been discussed for some time, especially in relation to the concomitant lack of a national policy for urban development. Today, as mentioned above, Ethiopia has a policy for urban development, while the need for a specific housing policy remains a favorite talking point at conferences and workshops. In the meantime however, public and private institutions involved in the provision of housing and infrastructure are operating in an environment that is lacking clear operational directives. In the absence of such directives, it will be difficult to achieve consensus among the stakeholders involved in urban development."*

According to the interview made with AAHDPO officer, the other main factor which created the gap between the planned and the constructed housing unit in the planned five years period was that, the problem of plan design and preparation of the project by itself. The plan of the project has many weaknesses. The plan was prepared without considering the basic information or the reality found on the ground such as the financial and manpower resources of the country. The other problem related with plan preparation was that, the plan preparation was done without proper project site identification and assessment of implementation capacities. Due to these factors the office couldn't achieved the planned objective in a given time period interval.

The beneficiaries were not aware how to live in the constructed apartment houses. Due to this, many problems were created in social interaction of the households in newly constructed areas.

As a conclusion of this part, Solomon (2006) mentioned the constraints which hinder the success of housing programs in Addis Ababa as well as in Ethiopia.

According to him, several issues have considerably constrained the success of housing programs in Addis Ababa in general; they have to do with gaps in policy development, with institutional or organizational weaknesses that lead to serious managerial programming and operational shortcomings and with problems in project design, implementation and supervision. Lack of effective coordination and experience sharing among the participating stake holders has also plagued slum improvement programs in Addis Ababa.

CHAPTER 5

5. SUMMERY, CONCLUSION and RECCOMANDATION

Apart from its status as a basic necessity and right for human beings, housing has central importance to everyone's quality of life and health with considerable economic, social, cultural and personal significance. However housing remains one of the major problems of contemporary developing counties. The major causes for housing problems in developing counties urban center are uncontrolled population growth and migration. Authorities have been unable to curtail this growing problem of housing in developing countries due to limited capital to adequately provide such service, lack of comprehensive housing policies, poor planning, week strategies and inefficient implementation of housing programs.

Currently, various interventions are being undertaken by different developing countries to alleviate the housing problem. Initiating campaigns to demolish slums and informal settlements with the objective of replacing them by the conventional housing unit is the policy issue of third world city administrators and planners.

Ethiopia in general, the capital, Addis Ababa in particular share most of the housing and urban problems of developing countries. The problems are manifested by poorly developed economic base, high level of unemployment and incidence of poverty and slum habitations.

Several upgrading and urban renewal interventions were undertaken by the governments and non-governmental organization since Haile Selassie's regime. However these were ineffective to change the general picture of the city and to alleviate the housing problem. Currently, following the federal government enacted proclamation on urban policy, the Addis Ababa city administration prepared a five-year (2006-2010) housing development program in 2004 so as to reduce housing shortage, by building 200,000 housing unit within five

years (50,000 houses per year) focus on lower income group and side by side alleviating poverty through employment generation.

Thus, this research was conducted to assess the major performance of integrated housing development program in alleviating shortage of housing in Addis Ababa. Hence, according to the survey results analyzed in the previous chapter, it's possible to draw different conclusion about the performance of the project based on the objective of this study.

- As far as the gender of the respondents concerned, more than half of (59%) the respondents are male, whereas the female categories accounts for 41%. According to the project objective and government policy approach it gives emphasis for women. In this regard the project is successful in terms of benefiting women. The concerned government official also confirmed that, this effort of prioritizing women headed families would continue in the future. On the other hand, the general trend of the age composition of respondents show that 100% of the respondents found in the economically active categories. Regarding the household size, about 40.8 percent of respondents had three to five family sizes.

- As to the distribution of the respondent by marital status, more than half (60%) of them are married and others are single, divorced and widows. In this case single group of the respondent covers 18% out of 130 respondents. Regarding the origin of respondents, 60.7% of the respondents are out of Addis Ababa in their origin. This shows most of the beneficiaries are immigrant and this has also its own impact on the distribution of constructed houses of the project to the target beneficiaries.

- As regards the educational and income background of the respondents, the majority of them (97%) are found to be literate. From this 67 percent

of the respondents have attended tertiary education. This high education level of the household could lead to high level of monthly income and allow them to access a house with better facilities. Again this has also implication on the income level of the heads of the household. Besides, the occupational statuses of the beneficiaries concerned, around 85% of the respondents have one or another type of occupation. Those unemployed groups are few (9.23%). Moreover, the monthly income of the respondent concerned, 58% of the respondent's monthly incomes ranging between ETH birr 1,201-2,000, and 11.85percent of the respondents have more than 2,000 ETH birr and above. The educational background, occupation type and income level of the respondents indicate that, the majority of the beneficiaries of the housing unit are not the targeted groups of the community. Most of the beneficiaries were found to be middle and higher income group. As interview made with officials also showed that, education and income backgrounds of the beneficiaries were not considered as a selection criteria due to the vast number of applicants which made it difficult to use it as the criteria.

Regarding the shelter condition of the beneficiaries:-

- The level of previous tenancy was also analyzed in order to see for whom the housing unit were transferred. In this regard, the surveyed data shows that a significant number of respondents lived in rental house before they began to live in their current houses. About 50.77 percent and 25.38 percent of the total respondents rented their previous houses from private owners and kebel houses (government) respectively. When we examine the wall and floors feature of the previous residential units of the respondent most of them were poorly built. Regarding the general condition of the respondent's previous house, 48.46% were in fair condition and 34.62 percent were in bad condition. From these, we can conclude that, the newly constructed condominium houses are better

than the previous house of the respondents in providing better infrastructural facilities and better environment.

- Regarding the accommodation level of the previous houses, 60% of the respondents reported that, the accommodation level of their previous houses to their family size was not enough. Similar problem also investigated in the new residential area, especially the family who has four to eight family sizes in studio and one bed room protest the size of the room.
- Concerning the ownership condition of new housing unit, the survey report confirmed that about 58.46 percent of the total dwelling houses were legally owned by the residents themselves; whereas 41.54 percent of the new houses were transferred to third parties. From the total respondents who legally owned the housing unit, 64.47 percent of them obtained the houses directly from the government by lottery system and 26.32 percent resident received the houses directly from the city housing agency under special consideration. Regarding the cost coverage system of the owners of the new houses, the majority of the owners (75%) paid some amount of the down payment at one time and paid some amount of money every month until the completion of the total cost of the houses. According to the interview made with the officials, those beneficiaries who cannot pay the advance down payment were not got housing unit. This shows that, the very poor group of the community can't get the housing unit. In these regard, the government didn't support the low income group by providing loan service or other special consideration. To same extent the support of the government is there, but it is not enough in reaching the very poor group of the community. In general, the poorest sections of Addis Ababa were totally ignored in the program. Therefore, the researcher strongly recommends, the concerned government bodies to consider the very poorest section of the society in

the housing project in particular and in the upcoming national housing policy in general by taking the experience of other countries.

- As stated in previous chapters, the reason for the intervention of government in the housing market in constructing of the low-cost houses is that, to solve the chronic housing problem of the society in particularly of the poor, not for profit purpose. Accordingly, as per rules and regulations formulated by the IHDPO, apart from inheritance due to the death of the owner and some other acceptable reasons, the beneficiaries are not allowed to transfer the house to the third parties by any means. However, as it's found in this study 90.74 percent of the non-owners have rented from owners. This showed that, some individuals were abusing the objective of low cost houses. This fact also shows that, the homeowners had access to housing previously; hence they are generating income and profits from the low cost house. Consequently, the researcher believes that the government should set clear, vigorous rules and regulations and properly follow-up the implementation in order to meet the housing needs of the lower income group and achieves its objectives.

Besides, in providing facilities and infrastructure;

- As stated in literature, housing is not merely referred to as shelter or physical structure only, but it should also include all the necessary services, facilities and infrastructures that are important for the day to day life of the dwellers. With respect to this, basic services giving sectors near the study sites is manifesting positive situation in the study. Since the study area is found in the inner part of the city the residents of the new house have easy access to these social services. But with the availability of the recreation center in the study area, 69.23 percent of respondents supported on the absence of recreational facilities. The respondents also complain about the absence of open space and recreation area for their

children. This shows that, the project was failed to address the recreation center and open space in the study area.

- The provision of utility and physical infrastructure, are other objective of IHDP. This study also investigates how much the project attended its objective in providing these utilities and infrastructure. But with this, the complaint raised from the beneficiaries was that, on the regularity of the facilities and the quality of provided utility and infrastructure. As far as piped water is concerned, all the houses in the study area have their own private taps, but the major problem with water in the study sites are shortage or absence of frequent water supply. About 55.38 percent of the respondents have irregular water supply especially those who lived in the upper floor. Regarding the availability of different transport types and frequently used transport type by respondents, 63.08 percent of respondents used taxi for their movement. In relation to time difference from home to work place by the available transport i.e. taxi and buses, more than 63 percent of the respondents made to move 30 minute to 1hour distance. This shows to some extent the new housing unit had impact on their work activities.

- In addition, the level of the satisfaction of the respondents in new houses in relation to their previous housing condition reveled that, more than 60 percent of the respondents were satisfied with their current housing unit. This is due to significant change and improvement in the accessibility and quality of services and utilities. The beneficiaries were satisfied more because of the new house solved their problem of homelessness. Regarding the satisfaction of households with their current condition of neighborhood and social relation, the majority of the respondents were not satisfied.

Regarding to major achievements and challenges of the IHDP:-

- In addition to providing low cost housing for the low income groups, the promotion of micro-small scale enterprise which can generate employment opportunities for the urban poor is another objective of the IHDP. In this regard this study identified that, above 1300 micro-small scale enterprises have been established and involved on construction material production and site work. On average, in each year about 47,000 employment opportunities have been created by the program for the urban poor since 2005-2009. From this we can conclude that, the program is successful in generating job opportunities and creation of MSEs.

Nonetheless, the progress of IHDP hindered by certain challenges. It had also some shortcomings. In this regard:-

- Concerning the challenge of the project on the beneficiaries, the survey revealed that, most service and utilities were poorly provided and not constructed with the good quality. Thus, many households incurred additional money for maintenance of service like water pipe, electric switches and plugs, for broken materials like windows and doors. These are the challenges of the project identified by the respondents.

- As stated in the manual of IHDP, the major plan of the project was to construct 50,000 houses per year and 200,000 houses with in the five year interval. But according to the survey result of this study, this planed objective was not achieved. From the planned only 78,162 house were constructed and some are under construction. This covers only 39.1 percent of the total planned housing unit. This shows the delays of the project to hand over the beneficiaries in scheduled time.

- The challenges which hindered the housing projects from achieving the planned objectives are many. The key input in solving these challenges of housing projects is the housing policy. In this case, the housing policy of the country is in its infancy stage and not comprehensively formulated. Thus, the absence of comprehensive and appropriate housing policy was

affecting the achievement of the IHDP objectives. Additionally, shortage in the supply of the construction materials, shortage of land for construction of apartment houses, institutional weakness in achieving the objectives of the project, inadequate manpower, problems related with overall plan preparation and implementation of the project are the main challenges which hinders the progress of the project.

As a summery, the finding of this research showed that, the IHDP has failed to achieve its major objective in the planned time scheduled. According to the program, the housing project was started with the objective of solving the housing problem of the lower and middle income groups. However, this research found that the vast majority of residents were higher income household and the significant numbers of the houses were rented by being transferred the unit to a third party. On the other hand, the project office should have constructed 200,000 housing unit in the mentioned time interval. But only 39% of the planed is achieved. This is due to the over ambitious problem and other challenges. In providing basic utility and infrastructure, the project has positive image. But the quality of the provided utility and infrastructures were not satisfactory. The program could be deemed successful only in terms of generating job opportunities and establishing micro and small scale enterprises.

Recommendation

Therefore, based on the research findings and conclusion, the following recommendations are forwarded by the researcher to the concerned government bodies in general, and to the housing development program implementers in particular.

- The importance of the program for alleviating the housing problem in the city as well as in the country is vital. But, in order to make the project sustainable in every aspect, monitoring and evaluation and then revising the strategy and objectives of the program with the reality on the ground should be needed. Unless and otherwise such huge housing program may fail. (As it has been seen in other countries such in Malawi, Philippines and other third world countries).
- In the housing program document even though a number of rules and regulations were formulated and supported by proclamations, these regulation and working procedures are not properly implemented by the implementing agency and concerned bodies. To alleviate this problem, the institutional structure and human capacity must be improved and revised. There has to be strong coordination among organizational structure of concerned offices from the city level up to the grass root level.
- As it is stressed throughout the paper, the program misrepresented its original objective of addressing the very poor homeless society in the city. Therefore, the housing program should target and give priority for the very urban poor i.e. for the homeless and for those who are resided along street and living in plastic houses, by devising different technics and criteria as well as by providing loans and other supporting mechanisms.

- With regard to the beneficiaries, the formulated rules and regulations of the housing transfer system must be known by any home seekers by using mass media, and also awareness raising training before hand over of the house to the beneficiaries is very important.
- The absence of stable and consistent management system and lack of skilled manpower on the area were the main causes for the failure of the program on attaining its major objective in the planned time interval. Thus, it is strongly recommended that skilled manpower on the issue and educated as well as experienced managers should be deployed.

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ANNEXES

Annex 1: Distribution of Constructed Houses in the Sub-city

Site Name	Communal houses	No of Blocks	Typology of the Houses					Total housing unit
			commercial	studio	1B	2B	3B	
Amalgamated	2	7	18	20	88	74	20	220
Lebe Fana	2	4	11	9	25	59	15	119
Dandiboru	1	3	0	10	10	55	15	90
Meskel Flower	2	4	18	68	68	0	O	154
Temenja-Yazi	1	3	6	56	56	0	0	118
Bulgaria Embasy	1	3	12	52	52	0	0	116
eghar/ Gumruk	3	7	12	29	45	114	19	219
34-Meda	2	5	11	14	55	60	4	144
Kirkos IV	1	3	12	0	16	44	18	90
B-Meda	1	4	11	9	25	60	14	119
Kebele 01/19	1	2	0	10	10	40	10	70
Las Mesfin Meda	3	7	0	50	62	123	25	260
Kirikos I	1	-	0	12	18	12	0	42
Kirikos II	1	-	0	24	24	O	0	48
Gottera	6	78	280	443	978	432	300	2,433
Total	28	130	391	806	1532	1073	440	4242

Source: AAIHDO report document, 2010

NOTE: 1B – One bad rooms

2B- Two bad rooms

3B- Three bad rooms

Annex 2; Sex of the Households

Sex	Frequency	Percentage
Male	77	59.23
Female	53	40.77
Total	130	100

Annex 3: Household Size of the Beneficiary

Household	Frequency	Percentage
<3	25	19.2
3-5	53	40.8
6-8	46	35.4
9>	6	4.6
Total	130	100%

Annex 4: Marital Status of the Respondents.

Marital status	No of respondents	Percentage
Married	77	59.23
Single	8	6.15
Divorced	24	18.46
Widowed	21	16.15
Total	130	100

Annex 5: level of Accommodation of Previous Housing

Level of Accommodation	Frequency	Percentage
More than enough	15	11.54
enough	37	28.46
Not enough	78	60
Total	130	100

Annex 6: Amount of Money Paid each Month to get Private Ownership

Monthly payment in ETH Birr	Frequency	Percentage
81-240	10	16.67
241-400	30	50
401-560	12	20
561-720	5	8.33
720 and above	3	5
Total	60	100

Annex 7: Source of Finance for their Housing Payment

Source of finance for Payment	Frequency	Percentage
Lone from Bank	45	77.59
From formal individual lenders	3	5.17
From microfinance institution	8	13.79
Other sources	2	3.45
Total	58	100

Annex 8: Number Respondent who Incurred Maintenance Cost

Incurred maintenance cost	Frequency	Percentage
Yes	123	94.62
No	7	5.38
Total	130	100

Annex 9: Regularity of Water Supply

Regularity of water supply	Frequency	Percentage
Yes	58	44.62
No	72	55.38
Total	130	100

Source: Field survey 2010

Annex 10: Level of Respondent's Satisfaction in Social Relation

Satisfaction level	Frequency	Percentage
Strongly satisfied	14	10.77
Satisfied	67	51.54
Neutral	2	1.54
Not Satisfied	46	35.38
Strongly Unsatisfied	1	0.77
Total	130	100

Annex 11: Percentage of Respondent's Current Housing Condition Satisfaction Level

Satisfaction level on social relation	Frequency	Percentage
Strongly satisfied	12	9.23
Satisfied	39	30
Neutral	7	5.38
Not Satisfied	59	45.38
Strongly Unsatisfied	13	10
Total	130	100

Addis Ababa University

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ANNEX 12. Questionnaire for Sample Condominium Household Respondents

Dear respondents: The objective of this questionnaire is to get information about the socio-economic characteristics of household, housing condition, service and utility of condominium houses in your area. The information you are going to give will help me to assess the role of Integrated Housing Development program in alleviating the housing problem of the poor and to suggest some possible solutions. As such the quality of this study highly depends on the information provided by you. Please circle the best item for you.

Whatever information you provide me will be kept strictly confidential and will not be shown to other persons. For your valuable cooperation thank you in advance.

Sub City_____ Housing typology_____

Site Name_____ Housing Floor_____

Part I. Household characteristics

1. Household head Sex;

1. Male 2. Female

2. Age of the household head;

1. 18-24 2. 25-31
3. 32-38 4-39-45
5. 46-56 6. More than 53

3. Number of household size:

1. Less than 3 2. 3-5

3. 6-8 4. More than 9

4. Marital status of the household head:

1. Single 2. Married

3. Divorced 4. Widowed

5. Separated

5. Religion of the household head:

1. Catholic 2. Muslim

3. Orthodox 4. Protestant

5. Other_____

6. Educational level of the household head

1. Illiterate 2. Read and write

3. Primary and secondary 4. Secondary education

5. Tertiary level

7. What is place of birth of the house hold head?

1. Addis Ababa

2. Other (specify)_____

8. If question number 7 is code A, for how long has the house hold resided in Addis Ababa? _____years.

Part II. Economic Characteristics of the respondents

9. 0cupational status 1, Government employee

2, privately employed

3. Not Employed

4. Pensioned

5. NGOS

6. If Other_____

10. Average monthly income of the household:-

1. <300 2. 301-600

3.601-1200 4. 1201-2000

5. 2001-3000 6. >3000

Part III. HOUSING RLATED QUSETION

A. Current Housing_Acquisition and situation

11. Are you the owner of the house?

1. Yes 2. No

12. If your answer for question No. 10 is' yes', how did you get the house?

1. Inherited from relative
2. Bought from other owners
3. Direct from city administration by special consideration
4. Direct from city administration by lottery system

13. Are you given priority to get this dwelling house?

1. Yes 2. No

14. If your answer for Q. NO 13 "yes", Why?

1. Because of relocation through land development
2. Because of relocation from right of way clearance operation
3. Because relocation from first phase renewal areas
4. If other specify_____

15. If you have owned the house directly from the government/city administration, how are you covering the cost?

1. I have already settled the total cost once.
2. First the down payment and the rest on monthly basis.
3. I didn't start to pay.
4. Paid by NGOs or Government
5. If other, please specify_____

16. If your answer for question No. 15 is down payment and the rest on monthly basis, how much you pay in each month?

1. 81-240 birr
2. 241-400 birr
3. 401-560 birr
4. 561-720 birr
5. 720 birr and above

17. What is the source of your finance for the house?

1. Lone from Bank
2. From form individual lenders
3. From micro-finance
4. If other source specify_____

18. If your answer for question No. 11 is' No', how did you own it?

1. Rented from the owner
2. Not rented from the owners but proxy given from Owners
3. If other, please specify_____

19. If you have rented the houses from owners, how much in birr do you pay per month?

1. Less than 600
2. Between 601-1000
3. Between 1001-1500
4. More than 1500

20. Have you incur any maintenance cost, since you have been handed over the house?

1. Yes
2. No

21. If your answer for Q. No 20 is yes, which part of the house has been maintained? (You can choose more).

1. The roof
2. The wall
3. Water pipes
4. Electric power line
5. If other specify_____

22. If you are owner of the house, what is your level of satisfaction with condition of life in your current housing, in relation to previous housing condition?

1. Strongly satisfied
2. Satisfied
3. Neutrals
4. Not satisfied
5. If other_____

23. What is your level of satisfaction with condition of neighborhood and social relations in your current residents?

1. Strongly satisfied
2. Satisfied
3. Neutral
4. Not satisfied
5. Strongly unsatisfied

B. Pervious Housing Condition Before intervention by IHDP

24. Have you been the owner of your previous residence?

1. Yes
2. No

25. If your answer for question number 21 is 'no', you were living in what type house?

1. kebel house
2. Rented from private owner
3. Own house
4. Dependant
5. Other specify_____

26. For how long do you lived in your previous housing unit?_____.

27. What is the main material from which the wall of the housing unit is made?

1. Wood and mud
2. Stone and mud
3. Stone and cement
4. HCB or Cement
5. If other_____

28. What was the main material from which the floor of the housing unit was made?

1. Earth mud
2. Cement screed
3. Plastic tiles
4. Marble tiles

29. The general condition of your previous housing unit is in

1. Good condition
2. Fair condition
3. Poor condition
4. Bad condition

C). Service, Utility and Infrastructure Situation of the Previous and New Houses

Question	Item	previous Housing	New Housing	Remark
30. Number of rooms(excluding kitchens and toilets)	Please specify	_____	_____	
31. Accommodation of the house to your family	1. more than enough 2. enough 3. not enough			
32. Has your housing unit kitchen?	1. Yes 2. N0			
33. Availability of water	1. private tap 2. Shared (public) tap 3.purchased 4. other			
34. Is the water supply regular?	1. Yes 2.No			
35. Availability of electric power supply	1. Yes 2. No			
36. If the answer for question number 40 is 'yes', type of connection	1. Own 2. communal			
37. Owen telephone	1. Yes 2. No			
38.Dry Waste disposal method	1. Municipal dust bin 2. Own dust			

	bin 3. Open air dumping 4. other			
39. Do you have toilet?	1. Yes 2. No			
40. What is the ownership of the toilet?	1. Private 2. communal			
41. What type of toilet facility does the housing unit have?	1. no toilet facility 2. Toilet with flush 3. Pity latrine			
42. Means of transportation for household head to work Place.	1. walking			
	2.Bus			
	3.Taxi			
	4.privaite car			
	5. If Other, Specify			
43. How much time does it take you to reach your work place?	1.< 3o minute 2. 30min-1hr 3. >1hr			
44. Has your compound playground for your children?	1. Yes 2. No			

45. In your opinion, do you suggest that the government construct more condominium houses with current style?

_____

_____

_____

46. In your observation, what are the major problems related with condominium houses?_____

_____

_____

_____

_____

47. What solution do you suggest for the problem you have mentioned in question number 46?

_____

_____

_____

_____

THANK YOU!