

**Addis Ababa University**  
**School of Graduate Studies**  
**College of Education and Behavioral Studies**  
**Department of Geography and Environmental Education**

**The Problem of Housing in Hosanna Town: The Case of  
Addis Ketema Kifle Ketema**

**By:**  
**Solomon Tesfaye**

**June, 2014**  
**Addis Ababa**

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**By:  
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**A Thesis Submitted to the School of Graduate Studies of Addis  
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**Advisor: Muluneh Woldetsadik (PhD)**

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**Approval by Board of Examiners**

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Advisor	Date	Signature
_____	_____	_____
Head of department	Date	Signature
_____	_____	_____
Examiner, External	Date	Signature
_____	_____	_____
Examiner, Internal	Date	Signature

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## **ACRONYMS/ABBREVIATIONS**

LDCs	Less Developing Countries
CSA	Central Statistical Authority
MUDH	Ministry of Urban Development and Housing
SNNPRS	Southern Nations Nationalities and People's Regional States
NMSA	National Metrological Service Agency
CBR	Crude Birth Rate
NGOs	Non-Governmental Organization
PASDEP	Plan for Accelerated and Sustained Development to End Poverty
GFR	General Fertility Rate
TFR	Total Fertility Rate
IMR	Infant Mortality Rate
UN-HABITAT	United Nations Human Settlement Program
UNCHs	United Nations Commission for Human Settlement
MWUD	Ministry of Works and Urban Development
TPLAD	Town Planning and Land Administration Department
UN	United Nations
ULLHP	Urban Land Lease Holding Proclamation
PADCO	Planning and Development Collaborative Organization

## **Abstract**

One requirement of housing for human being is to provide shelter in order to provide shelter in order to shield from natural and social phenomena. The problem of housing is a worldwide problem and the problem of housing is more severe in less developing than developed countries. The study is to examine the extent and seriousness of the housing shortage and associated problems.

Extensive survey of theoretical and empirical literature was made to support the paper with applicable and worthfull ideas. Primary data were also collected from the study area using both open ended and close ended questionnaires, structured interviews and by referring to documents and reports of the different governmental institutions. Single quantitative techniques are used to analyze the data collected.

The study argues that the exacerbation of much of the existing housing problem lies in the failure of policy intervention to facilitate grounds for cooperation between concerned groups. Accordingly, it suggests the need for cooperation and partnership between major interest groups as available tool for future policy capable of taking the housing problem of Hosanna town. The need for future research is also indicated.

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## CHAPTER ONE

### 1. Background of the Study

Urbanization has been twentieth century demographic phenomenon because more people are changing residence from rural to urban areas. Studies have shown that increasing proportion of the population prefer large cities, big towns and nearby administrative capitals. This resulted in housing problems (Gebayhu, 2001). Urbanization is a recent phenomenon in human history and urban centers are rapidly expanding in both developed and developing countries under different historic, economic and social conditions. This unexpected urban growth is bringing both positive and negative consequences (Tefari, 1996).

Urbanization is taking place at a very fast rate, in most developing countries of the world. In many cases, rapid urbanization coupled with an exodus of people to urban areas, has exceeded the rate of poverty, scarcity of housing and basic services, unemployment and violence which in turn, aggravated the existed urban poverty (Golin, 2001). The overcrowded situation in the city caused shortage in employment sector and adequate housing with proper facilities. The coping mechanisms that have been adopted by the city dwellers ignored to meet their basic needs led to a congested, unsanitary and socially undesirable way of life (Melake, 1997). The problem in the third world is that urbanization and social change have been occurring at such rapid rates that it has been difficult or impossible for institutional adjustment to keep pace (Doebele,1987). The most critical problem of urbanization had consequently resulted in the creation of low-grade areas which are deprived of basic human needs and a conducive urban environment to human development (Hailu, 1978).

According to Damte (1993), the development of cities in Ethiopia has not followed similar patterns with the process of urbanization in other African countries. That means urbanization in Ethiopia is a unique phenomenon as Ethiopia has a long history of independence and isolation from the rest of the world. However, historical evidences show that the origin of urban centers traces back to the Aksumite Kingdom (about 100 BC). Following Aksum, Gondor, Lalibal and a number of other towns emerged. This urban history of Ethiopia was marked by discontinuity because of the absence of fixed urban centers resulting from the “political-nomadism” that prevailed until Addis Ababa was built as the permanent seat of King Menilik II at the end of the 19<sup>th</sup> century (Akalu, 1967). In contrary to the above paragraph and in the modern sense, urbanization in Ethiopia is a recent phenomenon. Like most developing countries; Ethiopia has a low level of urbanization (Tegene, 2005). The level of urbanization is lower than that of most African countries. For instance, in 2000, according to the UN-HABITAT, the average level of urbanization for Africa was about 38 percent while that of Ethiopia was about 18 percent. In 1984 there were 312 urban centers with a population of more than 2000, by 1994 this number has increased to 534 and recently there are 925 urban centers showing a rapid change of population distribution in the country. The reason for the increasing rate of urbanization is migration. In some urban centers the proportion of migrant population is 50 percent and in other areas due to birth rate.

In Ethiopia, now a day, about 18 percent or 11.7 million people are living in cities and towns. The annual rate of population growth in cities and towns is 4.3 percent. The high rate of growth of the population in urban areas ranked the country with the rapid population growth of the cities of Less Developing countries (LDCs). Thus, the ever increasing of population in cities and towns lead to housing problem. This escorted

with unemployment and socio-economic problems which aggravated, especially in major urban centers of the country. According to some writers although problems of big cities are varied, the study of the past 5 years indicated that about 70 percent of urban residents are living in slum and improperly planned houses (PASDEP, 2006).

Hosanna is one of earliest towns of Ethiopia which was established in 1888 during the reign of Emperor Menelik II (Federal Housing Policy 2005/6). The town had been serving as administrative capital of the Hadiya zone. It was the seat of Kembatana Hadiya district during the time of the Imperial regimes.

In 1938 for the first time the town got a municipality administration. However, the town did not show significant development. Hosanna town becomes one of the fast growing towns of Ethiopia. The population size is 69,959 (CSA,2007) of which majority ethnic group is Hadiya followed by Kambata, Silte, Amhara and other ethnic groups.

### **1.1. Statement of the problem**

There are certain fundamental needs that are necessary for human beings to survive on the planet earth. Those basic requirements are food, clothing, and shelter. Housing is paramount importance for human beings and as it largely affects men's physical, mental and social being. Accordingly, Solomon(1975) inadequacy of housing conditions tend to increase morbidity, divorce, juvenile, delinquency, homelessness, crimes and social problems in general. Urbanization is growing at higher growth rate in both developed and developing countries. However, rapid urbanization, particularly the growth of large cities in conjunction with the associated problems of unemployment, poverty, inadequate health facilities, poor sanitation, urban slums and poor infrastructure facilities pose a formidable challenge in many developing countries (<http://www.google.com.et>).

One requirement of housing for human being is to provide shelter in order to shield from natural and social phenomena. Furthermore, housing problem has socio-economic benefit to the individual as well as the nation as a whole the problem of housing is a worldwide problem, which started with the emergence of urbanization and industrialization toward the end of 18<sup>th</sup> century and beginning of the 19<sup>th</sup> century. The problem of housing is more severe in less developed than the developed countries. This situation makes life worse in urban centers of developing countries. The study area, Hosanna town, like other urban centers of the country faces similar housing problems.

There are different socio-economic factors which are considered accountable to housing problems. Growing activities such as construction sector meant for expansion of colleges, town centers, insurances and banking, institutions, hotels, zonal governmental officials and others.

Migration of people from surrounding and neighboring rural areas has aggravated the problem of housing. The migration of people may have been in search of employment, quality of education and also as employees of the zonal government of Hadiya zone.

Although the concerned bodies of governments are giving prior attention to solve these problems, much more is left to be done as the population of the city is increasing in much more rate than the number of new residential buildings being constructed.

As a result, the study situation in Hosanna town helps to assess the extent and nature of housing problems and at the same time to recommend some possible solutions in order to alleviate the existed problem.

## **1.2. Objective of the study**

### **1.2.1. General objective**

The general objective of the study is to assess housing shortage and associated problems in Hosanna town.

### **1.2.2. Specific objectives**

- To examine the extent and seriousness of the housing shortage in Hosanna town;
- To assess the efforts made by various responsible bodies to solve the problem;
- To investigate what standards of houses and level of service were used by the town, and
- To explore the related housing facilities such as water, light, toilet, and kitchen, and identify possible causes and consequences of housing problems in the town.

## **1.3. Significance of the study**

The main purpose of this study is to investigate shortage of housing in Hosanna town.

The study was significant in many ways.

- It gives relevant information for individuals of the city about this housing shortage thereby enabling them to see better ways in their future activities to get their income properly saved as per the housing cost of the city.
- The findings of the study will give/serve as wake up bell for the stakeholders to find possible solutions.
- It serves as the source of information for policy makers.
- The study will serve as a stepping stone for further studies.

#### **1.4. Delimitation of the study**

The study is limited to the identification and analysis of the root causes of housing problem and facilities in Hosanna town. The root causes for the problem of housing in Hosanna town is rural to urban migration, expansion of colleges, and rapid growth of population and others. These effect yields the cost of housing rent almost equal the federal city of Ethiopia. Based on this fact planning field work in the whole part of the town was vital to study.

#### **1.5. Limitation of the study**

The major constraints include unavailability of adequate and up to date quantitative as well as qualitative information, lack of adequate source and information in proper recording and keeping of documents and files among kebeles as well as the municipality of the town. Another problem was unwillingness of some household and officials of the municipality. The well known problem was lack of enough time and finance to do the research exhaustively and comprehensively.

Although I faced many problems concerning, this study. I did my best and endeavored most to secure as much information I need.

#### **1.6. Organization of the thesis**

Clear and logical arrangement of the layout of any work is very crucial and hence the proper is organized in order that it suit for the purpose of paper presentation and logical arrangement of the content. This thesis is organized as follows the first part is the introduction which deals with the general aspects of the thesis; followed by the problem of statement and objectives. The second part is the literature review which deals with the secondary data that provides different detail information about the topic. The third part of chapter deals with method and methodologies.

The fourth part deals with the data analysis and interpretation, finally the last part of this thesis provided conclusion and recommendation.

## **Meaning and definitions of terms**

**House:** a structure intended or used for human habitation.

**Household:** is the number of people who occupying a housing unit collectively.

**Household heads:** the person, either man or woman who can administer the whole family and who can take all responsibilities.

**Population:** is a group of individuals living in a given period at a specified place.

**Housing shortage:** the discrepancy between the total number of population and the total number of housing units. In a given geographical unit as a result of a marked access excess of the former over the latter (Solomon, 1985)

**Urbanization:** is the process of agglomeration of population incentives or urban areas.

**Kabele:** the lowest administrative units in the urban areas of Ethiopia.

**Overcrowding:** is the sharing of one room by three or more people or the sharing of one housing units more than one household.

**Slum:** a highly congested residential neighborhood in a given city, which is predominately, comprised of sub-standard dwellings and in occupied mainly by persons belong to the lowest income stratum (Ibid).

**Town:** is the part of urban settlement without metropolitan areas.

**Housing:** Is one general definition for the concept of housing. Therefore, its meaning also varies among scholars depending upon their culture and socio-economic conditions. Thus, for this research housing could be taken as a living environment consisting of the following main components;

- i. The dwelling unit
- ii. The infrastructure associated with the dwelling units such as roads, water supply system, sewage system etc; and
- iii. The community facilities such as schools, health centers, recreational centers (MWUD, 1984).

**Housing unit:** is any building or construction, which is principally build to serve as a single household or a single family for residential purposes.

## **CHAPTER TWO**

### **2. Literature Review**

#### **2.1. Definition of housing**

Since there is no generally accepted definition for housing its meaning varies among people and from place to place depending up on their culture, and socio-economic conditions. Housing which constitutes the most important sources of wealth is defined as a living unit in its narrower and older sense (Joachim, 1997).

According to the World Health Organization of the United Nations, housing is “residential environment which includes in addition to the physical structure that the family uses of shelter, all the necessary services, facilities, equipment and services needed or desired for the physical well-being of the family and the individual“(UN, 1973). As it can be understood from above definition that the concept of housing is not limited merely to the physical shelter belt also includes all helping service, community facilities and social amenities. As such, housing can be seen as a dwelling unit, which meant minimum building standards of safety, health and comfort, and situated within easy access to the place of work and related services such as work place, health facilities and so on. Housing should be defined in a mere simple approach, as a living environment comprised of dwelling unit, such as schools, water supply, sewage disposal system, etc and access to such facilities as educational instructions, recreational centers, markets, health facilities, etc.(MWUD, 1980). Therefore, housing encompasses the general environment that is the conditions under which people carry on their daily life in their homes and neighborhood, and the condition, design, arrangement and the construction of buildings.

Family relations and mental health are affected by housing, as the locus of family living. The sanitary facilities of housing together with the

amount of light, air and space provided can have significant effects on the health and well being of its inhabitants. Leland in connection writes. Here, in the home, family survives as a biological unit with the hope of adequate income, diet, shelter, and privacy in accordance with the world's vast variety of climates and cultures. The house is the core, the central place, and the starting point of all life in human settlement in short human life itself (Burns, 1977). In the fulfillment of social needs, housing serves as the area where the individual becomes capable of expressing privacy, a repository for material possessions, social well being in shelter and protection against disturbances and/or bad weather conditions. It can be realized on the bases of the definition of housing, housing condition as the degree of adequacy of the physical structure, availability of housing and community facilities and levels of occupancy. The availability of these housing facilities and utilities associated with housing are indicators of housing condition; that is to what extent the living quarters are provided with safe water supply, toilets, kitchens, light, and water disposal system.

According to Burns (1977) there are four types of housing disequilibrium or housing problems.

1. Static disequilibrium refers to the current housing supply fails to provide sufficient shelter for the population
2. Dynamic disequilibrium refers to the increasing gap between population growth and development of housing supply
3. Spatial disequilibrium denotes the territorial mismatch between the houses as immobile resources and the highly mobile population needing housing at points in space
4. Qualitative disequilibrium refers to perhaps the, most widely disseminated and most clearly visible problem; certain identifiable population groups are poorly housed in relation to a minimum standard acceptable to the community.

The UN publication has shown or listed some essential indicators of housing conditions such a level of occupancy, type of housing units, availability of housing facilities, quality of the physical environment and rate of construction and maintenance (UN,1974). These indicators are affected by level of income, technological level, population growth rates, housing policy, and the like. Therefore, the quality and quantity of housing vary ranging from individual household head to the nation as a whole depending upon socio-economic development and hence it demands some change to make the progress of human kind a reality. The problem of housing shortage is brought about both by population growth and expanded urbanization. Due to unparalleled development between urbanization and associated economic development in developing countries, the problem of urban housing and living condition is rampant (Ottawa, 1976).

Most urban centers of developing countries in connecting to the impact if rapid population has emphasized by Twix below: A large proportion of the population in the metropolitan areas of developing countries is poorly housed, and in some areas lacks housing altogether. The existing stock of housing cannot cope with a population growing rapidly through natural increase and tides of urbanization. The idea of increasing that stock ( housing may result in... lack of resources, shortage of building materials, lack of advanced construction methods, lack of skilled labor and specialized technicians and finally a proper and flexible management other than one based on fixed and detailed master plan (Twix, 1978 ).

As the economic status of the community increases or as the economy develops, the society demands better housing, which induces better health and sanitary conditions as well as increased social stability and improved environmental conditions and the reverse, is true for the opposite situation. In this regard, UN (1974) has summarized as: It is inconvertible that the heath status of any given community is good or

bad in direct proportion to the economic status of the community, to the social, the housing and the welfare services available at any given time. Where slums exist, ill health abounds; where there is lack of proper facilities in crowded areas diseases spreads; where there is poverty people suffer from the lack of medical, dental and other health services that they need.

It can be understood from the above that inadequacy of housing and the unfulfilled situation of necessary facilities and services highly exacerbate family relation, mental health, and well being of the inhabitants. Therefore, in spite of its significance for his existence and development, humankind is facing a serious housing problem in the world, particularly developing countries. As a result, it considerably influences socio-economic environment of the society and thus demands a great attention in this regard.

According to the 1994 Population and Housing Census, Central Statistical Authority (CSA) has defined housing as separate and independent place either intended housing of habitation or not intended for habitation but occupied as a living quarter by a house hold (CSA, 1994).

## **2.2 Housing Policy**

It is not urban itself which is the problem but the ability or other wise of governments 'to cope with it, in terms of ensuring access for all to land, shelter and essential services. The Proclamation was an important piece of legislation that made all urban land the property of the Government and abolished private land ownership without compensation. It further, prohibited private transfers of urban land (apart from the right of a spouse children to inherit use of the land ) and limited the size of residential plots to 500 sq.m. only the plots to 500 sq.m. Only the Ministry (MUDH) or cooperative societies of urban

dwellers were thereafter permitted to obtain income from urban land for house rents. Rentals were reduced by up to 50% and the responsibility for administering the houses was given to kebeles for those falling below Birr 100 (\$ 48) month, and to the MUDH. For those above, Although land itself was provided free of charge, distributed by the Town Planning and Land Administration Department (TPLAD) of the MUDH, applicants had to furnish Proof of a deposit at the HSB-supposedly to prove their ability to afford to build a house-before they were accepted on the waiting list. Accordingly, serviced central area Land was reserved for high income groups who could .afford to build two-storey apartments in favour of 'beautification' and 'densification' of the inner urban area. Land for low income housing was available only on the fringe of the city. The approved plot percolation is then sent to the municipality for preparation of title deed and building Permit procedures.

Although security of tenure was fulfilled by the Proclamation, the second dimension of tenure-ownership rights-which according to Linn (1983) convey benefits such as the ability to lease all or part of a lot or house or other use rights, could not be provided Later, other supplementary Proclamations were also issued. Construction and Use of Urban Houses Proclamation No. 92 of 1986 specified that houses may be built by Government organizations, cooperatives, and individuals and requires the Ministry to Issue standards and directives for their construction and to encourage cooperative and individual (NUPI, et al, 1989). Regulations to Provide for Sale of Urban Houses No. 93 of 1986 stated that the MUDH shall buy and sell urban houses and that selling prices of houses are to be based on specifications and bills of quantities as well as on the current cost of construction and location of the house. A person should have a certificate of ownership, and pay registration fee and valuation-charges upon offering urban house for sale. Regulations to Provide for Co-Dwelling No, 94 of 1986 permitted co-dwelling in both. Owned and rental

accommodation provided that the contract for such is registered with the kebeles (NUPI, et al, 1989).

Urban Zoning and Building Permit Proclamation No. 316 of 1987 stressed that as part of the urban development planning, urban land use schemes were to be devised for each urban centre and regulatory measures developed and instituted in the interests of ensuring conformity to the land use plan. The legislation also required the supervision of construction of urban houses and buildings with a view to protecting public safety and property through the mechanism of building permits issued by the city council and inspection of building during construction. A certificate of occupancy was then to be issued for all newly constructed or modified buildings state the use to which they may be (NPUI,et al,1989).

The new government, on its succession to power in 1991, had inherited severe housing problems. Everything was in disarray. Owing to the period of political disorder and instability between the shifts of governments, rural-urban migration rose to its peak resulting in the proliferation of squatter settlements and shortage of urban services. Institutional functions were disrupted creating malfunctioning of infrastructural services. These, added to the already worsening housing condition, have created a complex situation, seemingly beyond control.

The new Administration came to power with a new political agenda in stark contrast with that of its predecessor. The shift was from centrally planned and controlled to free market economy. PADCO (1995) summarizes the current conditions and trends in the urban economy as having three implications. First, it is likely that the economic transition will negatively affect household income. Real income of poor urban households will most likely decrease and unemployment will rise during

the transition period. As a result, resources available for housing will be in short supply and effective demand for housing will remain extremely low among most income groups. Second, given the slow development of the industrial sector and the high cost of imported materials, the more affordable housing will continue to use traditional materials which require extensive maintenance in order to maximize longevity. Third, the highly informal nature of the urban economy will limit municipal ability to generate resources for the provision of shelter-related infrastructure. The housing policy, master planning and intervention efforts of this era towards housing problem alleviation will thus be discussed within this particular setting.

The first and most important component of the effort of this period is the creation of urban land Lease Holding Proclamation (No. 80/1993), which applies to all urban land allocated for residential use thereafter, and to all existing residentially-zoned land which is transferred to another party (PADCO, 1995).

The fee structure defined in Regulation (No. 2/1994), and which reaches up to Birr 6000 (\$950) per sq. m. resulted in widespread public outcry. In response, Region 14 Administration repealed the law and replaced it with the Urban Lands Lease Holding Regulations No. 3/1994, largely similar to its predecessor (PADCO, 1995).

According to these regulations, land for new private dwelling houses shall be leased out by casting lots for plots of 73-175 sq. m, and by tender for plots of above 175 sq. m. Plots of under 73 sq. m. shall be free of charge. The use of land can only be altered when granted by a written permission from the appropriate body subject to the Provisions of the Master Plan. Regulation No. 4/1994 states that the city will have five

zones, each subdivided into three grades which make up a total of 15 grades of urban land. MUDH has been given the authority and power to issue directives which are necessary for the implementation of these Regulations. But land and housing registration coverage is only 24%. Owing to weak taxation of 3 grades of urban land has not been collected effectively. Under this condition and the absence of land and property registration, and the unlikelihood of their improvements in the foreseeable future, the 15 strata seem a mere ambition and could only add confusion to the situation. The action plan for sale of government houses, developed at the national level and under implementation by Region 14, calls for sale by auction of the AARH-managed units. The proceeds from the sale of these houses are to be used to upgrade kebele managed houses (PADCO, 1995). Housing production for the 1993/94 was 0.64 per 1,000 population which shows that housing production in the city has ground to a halt (Bachman and Metaferia, 1995).

The residential development industry was for 15 years driven by the state and the cooperative movement. However, no cooperatives have been formed since the transition. The state has decided to abandon the business of direct provision of housing, and the cooperative movement has, at least for the last five years, stopped production because government no longer provides it through land allocation and subsidies (PADCO, 1995). Housing policy is an action taken by the government in order to facilitate the performance of housing market and deal with various housing problems (Robert A, 1963). Housing is economic good that needs optimal allocation of resources. Difficulties in the separation of the consumption and investment elements and the very substantial costs involved in housing may give rise to distribution problems to such an extent that the market mechanisms fail and government intervention is necessary (Stafford D.C, 1978).

The market failure which a reason for government intervention is seen as follow, to begin with the relevance of income inequality, some people may not have sufficient income to get housing in the free market which necessitates government intervention to subsidiary people with low income (Harvey, Jack ,1993).

### **2.3 The need of Housing**

Spending for housing, like that of most commodities, increases with increase in household income in every urban society. As economic development proceeds the average fraction of income spent on housing in courtiers at different levels of economic development is increasing from 5-30% before beginning to decrease again. This is because household, give increased priority to housing as incomes increases and as food becomes less of a problem. This shift of expenditures to worlds housing creates the possibility of rapid improvement in housing conditions a economic development proceeds (World Bank, 1975 ). The other factor which influences the need of housing are tenure security and property rights, the availability or housing finance and income cases tax and subsidies (Harvey jack, 1996).

Taxes have also influenced the willingness of households to spend on housing. Taxes have negative effects of housing need while housing need by their beneficiaries, their overall impact on housing need my be either positive or negative depending on the way they are financed and the form in which they are distributed (Harvey jack, 1996).

### **2.4 Housing problems in LDCS**

Urbanization is one of the significant process affecting human societies in the twenty century. The process of urbanization and its impacts are being felt especially strong in the Third World countries which are experiencing relatively very fast urban growth rates. Gyabaah (2008),

explains that rapid urbanization caused by natural population increase and rural-urban migration led to the growth of large cities. Subsequently, the growth of towns and cities gave rise to serious problems like the shortage of living space for the growing populations and become a challenge for improving of the existing urban environment. Slum housing is another indicator of housing shortage in the third world countries. There are two main analyses of slums housing mainly dysfunctional system of housing while the later contends the case for functions attributes as justified existence of slums. Dysfunction lists identified three major problems of slum housing (World Bank, 1975).

1. The environmental health hazard problem
2. Generation of deviant behavior
3. A breeding group for political radicalism and violence

In dealing with any housing problems in the world countries, certain basic principles have to be followed (Economic abstracts, 1970).

1. Improving housing standards for tier whole urban population and not providing western standard house for the poor
2. From households in need of housing, the standard should depend on financial and resource availability
3. Housing conditions should be determined with respect to local conditions.
4. Including political factor, all factors should be considered in dealing with housing problems
5. The aim should be to ensure that all housing development takes place under control with planned sites provided with minimal services.

## **2.5 Housing in Ethiopia**

It was during the period of Italian occupation that a deliberate attempt was made to establish and improve the conditions of towns and cities as residential, commercial and working centers were implemented (Atlas of Ethiopia) in the pre 1974 E.C Ethiopia had been under the rule of emperor who were feudal. The feudal elite, as result owned and controlled urban land and housing. According to UN estimation of 1966 about 90% of population lived in substandard dwellings lacking most type of urban infrastructures and services (CSA, 1994).

During the Derge era, a dramatic change has been in place with respect to the condition of housing and related conditions. This is owing to relative increase in the governments concern about the problems of housing. The 1975 proclamation of government ownership urban land and extra houses played a major role in solving urban housing problems particularly for low income group households (Pad, Cd, 1988).

In the transitional government period, market oriented housing and land policy become the principle of the day. The 1993 land lease proclamation gave people the right to purchase and use land for residential purpose or otherwise for a maximum of 99 years.

## **CHAPTER THREE**

### **3. Methodologies**

Both qualitative and quantitative data are included in the methodology of the study. The data collected will be tabulated and summarized in the form of tables raw and graphs using certain statistical procedures and the result will then interpreted and presented quantitatively moreover, maps and figures are utilized for description of the area of the study.

The qualitative aspect emphasizes on the mere description of the problem using literature, journals, publications and some other related documents obtained from various organization and institutions, and libraries as well.

#### **3.1. Sampling Procedure and Sampling size**

The problem of housing in Hosanna town is the unit of analysis for this study. The target population of the study area was 1042 households of Hosanna town in Addis Ketama kifle ketama was identified. Among these households 156 (15percent) of them were taken as simple random sampling. To these questionnaire were distributed randomly. Household of the selected development station were listed to form a sampling frame for the selection of households to be included in the study.

#### **3.2. Method of data collection**

The data collection has been focused on gathering data from various sources so as to have the capacity of giving information for describing the situation of the problem of housing in Hosanna town.

##### **3.2. 1. Primary Data Collection**

Household survey was used together quantitative and qualitative information on various aspect of the problem of housing shortage. The structured questionnaire was employed to know the cause of housing

shortage of households. Interview was the others method employed during the data collection. Individual interviews were carried out with difficult groups of the people on the problem of housing shortage. Different stakeholders were interviewed; all those interviews were important complementing the data gathered through household survey

Observation was another task during the data collection livelihood activities of households, of the problem of housing shortage were observed and recorded.

### **3.2.2. Secondary data Collection**

The secondary data were gathered from different sources including official documents. Records and survey reports of various organizations and other related literature

### **3.3. Methods of data analysis and interpretation**

The collected data were analyzed and interpreted both qualitatively and quantitatively. To achieve the above objectives of assessing of problem of housing shortage of household, descriptive statistics, simple quantitative techniques like percentage were used. The qualitative data from different sources were analyzed contextually and gives detailed description about the problem of housing shortage; the summarized data will be displayed in tables and different pictures/ charts.

## **CHAPTER FOUR**

### **DATA ANALYSIS AND FINDINGS**

#### **4. General Characteristics of the Study Area**

##### **4.1. Location and physical condition**

###### **4.1.2. Location and Size**

Hosanna Town is found in the Southern Nations, Nationalities and People's Regional State (SNNPRS). It is the capital town of Hadiya Zone, which is one of the fourteen zones of SNNPRS. It is also the capital town of Lemo "Woreda" which is one of the ten "Woredas". It had four kebeles but now is divided into eight kebeles. Hosanna is located about 230 kms away from Addis Ababa along Alemgena – Wolaita Road in the south west. Astronomically, Hosanna is situated at 7° 15'00" North latitude and 37° 50'30" East Longitude. Hosanna is situated in rural kebele administration unit, namely, Hakemura and Kidegissa in the North Kalisha and Ambicho in the East, Hayese and Lareba in the South and Jawe, Allele, Bobicho in the west (Asrat: NUPI, 1998). Look at Maps 1 and 2, which show the location of Hosanna Town.

The total area of Hosanna town was 32km<sup>2</sup> (Hosanna Municipality, 1998) of which the buildup area is about 6.25km<sup>2</sup> (NUPI, 1998).





### **4.1.3. Physical Condition**

#### **4.1.3.1. Relief**

Relief has a strong influence on land use pattern of urban or rural areas. The topography being an integral part of the land surface influence drainage, erosion, land use pattern and the like. The altitude of Hosanna ranges from 2250 meters above sea level (masl) around Ajo to 2450 meters above sea level around Balewold church on the Wachamo hill, the average elevation being 2350 masl (Asrat: NUPI, 1998). Therefore, Hosanna is found in upper 'Sub-Tropical' climatic zone. According to the Lemo woreda agricultural bureau reported that 68 percent, 22 percent and 10 percent of the area covered by Sub-Tropical, Temperate and Tropical, respectively. Generally about 75 percent of the town has slope of less than 15 percent and most of the built up area has slope between 5 and 10 percent (Asrat, NUPI, 1998).

#### **4.1.3.2. Climate**

Climate is one of the most important components of natural environment that influence the earth's living things (Trewarth, 1967). Almost every living thing on the earth, more or less, depends on climatic condition especially in urban areas climate plays a vital role.

To describe climatic conditions of study area, the writer has taken the rainfall data of 14 years (1988-2002) and temperature data of 12 years (1988-2002, excluding 1993 and 1994) from national metrological service agency (NMSA).

Rainfall, which is an important element of climate, affects the day-to-day activities of human being. According to the rainfall data obtained from NMSA for 14 years (1988-2002), Hosanna gets rainfall in Winter, Spring and autumn season and its mean annual rainfall was 1263.6mm. From the last 14 years record (1988-2002), significant annual variation is not

observed. In fact, immense records are experienced. The range of rainfall in these years was found to be 516.1mm.

**Table 1:** Mean annual rainfall of Hosanna Town (1988-2002)

Year	1988	1989	1990	1991	1992	1993	1994
RF (MM)	1216.2	1189.4	1058.6	1028.5	1387.9	1418.0	920.4
1995	1996	1997	1998	1999	2000	2001	2002
1138.7	1168.0	1436.5	1292.9	1003.6	1012.3	1145.5	1275.5

**Source: NMSA, 2003**

The above Table 1, reveals that in almost all years, the mean annual rainfall exceeds 1000mm. This amount of rainfall with moderate temperature favors the growth of vegetation.

As a result of its relief in the Ethiopian context, Hosanna town experiences cool temperature condition. The mean monthly maximum temperature of Hosanna ranges from 19.3<sup>0</sup>c in September to 25.2<sup>0</sup>c in April, whereas the mean monthly minimum temperature ranges from 8.0<sup>0</sup>c in January to 13.0<sup>0</sup>c in April .

Generally, the mean monthly temperature range from 14.5<sup>0</sup>c to 19.1 percent (see table 2), so this is considered as comfortable temperature for urban life.

**Table 2:** Mean max. and mean min. monthly temperature of Hosanna 1988-2002 excluding 1993 and 1994

Month	J	F	M	A	M	J	J1	A	S	O	N	D
Mean max. (°c)	23.6	24.4	24.2	25.2	24.8	22.5	20.7	20.4	19.3	21.9	23.2	23.5
mean min (°c)	8.0	9.1	11.6	13.0	12.3	11.9	12.0	12.1	9.6	10.4	9.7	9.2
Mean monthly (°c)	15.8	16.8	17.9	19.1	18.6	17.2	16.4	16.3	14.5	16.2	16.5	16.4

**Source: NMSA,2003**

#### 4.1.4.3. Drainage

Hosanna is drained by one permanent river called Batena or Shesha downstream that flows from north to southern part of the town. Other intermittent streams are Ashenda, which flows around the old market area, Abera “Wonza” in the central east, Giorgis in the west and Shelansha in the north. There are also water wells such as mariam and Elol. According to NUPI report, there is relatively no drainage problem in the town except for low lying new market area which faces water logging problem during rainy season (ibid).

#### 4.1.3.4. Soil

The soil of Hosanna area according to Murphy is very commonly medium acid with PH. values of 5.5 to 6.2. The common textures are clay and loom-clay. The organic matter, the nitrogen content is usually good, about 52.9 percent of the soil has nitrogen content between 0.15 percent to 0.25 percent and about 47 percent of the soil has greater than 5 percent organic matter (Murphy,1968).

However, the available phosphorus is generally low. The availability of other minerals like potassium, calcium and magnesium are also high. According to Murphy, it appears that phosphate fertilizer would be helpful to increase crop production. The main crops around the study area are wheat, barely, peas, teff, broad beans, corn and ‘enset’ (Murphy, 1968).

**Table 3:** Soil Type of Hosanna Area

Depth (CM)	Sand	Silt	Clay	Organic	PH
0.2	34%	36%	30%	7%	5.5
20.38	32.2%	38%	29.8%	5.65%	5.4

**Source: Murphy, 1968**

As we can see from Table 3, with depth 20cm from surface, the organic content in Hosanna area is about 7 percent and the soil type is 34 percent sand, 36 percent silt and 30 percent clay.

Moreover, according to Morton, mostly the mineral rocks and fossils to be seen around Hosanna area is welded tuffs and tuffs, which are volcanic ashes (Morton, 1978).

#### **4.2 Demographic Characteristic**

Hosanna is the administrative center of Haidya zone current it has eight kebles, but earlier had only four kebeles. The writer (author) is forced to use the previous four- kebele for study purpose because of unavailability of current data in all eight kebeles. The population sizes of Hosanna during the 1984 and 1994 cause were about 15,167 and 31,701 people respectively. It is increasing at a very rapid growth rate in the SNNPR.

**Table 4:** Population size of Hosanna Town in different years and the projections

Year	1973	1974	1983	1984	1994	2000	2003
Male	4980	5410	6764	6986	15593	21500	25246
Female	4650	4870	7817	8181	16108	22211	26081
Total	9630	10280	14581	15167	31701	43701	51327

**Source: CSA,1995 and municipality of Hosanna town**

When come to the crude density of Hosanna it can be calculated by divide the total population in 1994 (31701) by the total area 32km the result is about 990.6 persons per square kilometers. In fact most of the population is distributed in the buildup areas (6.25km). In this case the crude density is about 5072.16 person per square kilometers. The distribution by kebele (former) can be seen from the following table.

**Table 5:** Population size of Hosanna by kebele, 1994

Kebele	Male	%	Female	%	Both sex	%
Kebele 01	3241	20.2	3460	21.5	6701	21.1
Kebele 02	4346	27.9	4396	27.3	8742	27.6
Kebele 03	3803	24.4	4067	25.2	7870	24.8
Kebele 04	4203	27.0	4185	26.0	8388	26.4
Total	15593	49.2	16108	50.8	31701	100

**Source: CSA, 1996**

As it can be seen from Table 5, about 27.6 percent of the population lives in kebele 02, this may be because it is a commercial area. Similarly, the same numbers of people /about 26.4% live in kebele 04, it is residential place.

Accordingly to the CSA report the population increase in the study areas was namely caused by in-migration about 38.8%. When the growth rate is calculated using the population size of 1984 and 1994 about 7.4 per annual using exponential growth method. These growth components are changing the size and structure of the population stock. To assess the status of fertility various measurements such as the crude birth rate (CBR), the general fertility rate (GFR), the total fertility rate (TFR) and so on can be used. The CBR, GFR and TFR for Hosanna town according to CSA report was 68.2, 17.2 and 2.4 respectively. In another words there were 17.2 live births per 1000 population in their productive ages of 15 to 49 years; and a woman is likely to produce 2.4 live births on the average in her normal reproductive span (CSA, 1996).

Mortality is the active occurrence of deaths, which marks the end of life. To evaluate the status of death in Hosanna, the writer used the infant mortality Rate (IMR). Based on the CSA (1994) report, the IMR is 66,i.e,

about 66 children died before the age of one year per 1000 live births in 1994 and 91 died below the age of five (Ibid).

The people of Hosanna Town have higher life expectancy compared to its rural neighboring area, perhaps due to the availability of medication service at large in Hosanna Hospital.

Migration is the movement of people, which necessarily involves long lasting change of residence. In the study area, about 38.8 percent of the total populations were in-migrants of which 46.4 percent were from under areas and 53.5 percent are from rural areas. Therefore, rural-urban migration is one of the most important factors, which contribute to the most population increase in the town (Ibid).

The demographic and socio-economic characteristics of a given population can affect the housing condition and such characteristics include age-sex structure, maternal status, family size, educational status, birth place and reasons for migration, and income and occupational status, and so on. In connection with this, from now on, the data, which are collected from heads of sample based on above, mentioned characteristics were analyzed, interpreted and presented.

#### **4.2.1 Age-Sex structure**

Age and sex structure is one of the important characteristics of population. The household heads by age and sex have their own impact on housing condition. If the household heads are young and male, the chance to earn higher income in order to improve the housing conditions in the future may be very high, where as if the household heads are old and females, the chance to earn higher income so as to improve the housing conditions in the future may be low.

**Table 6:** Distribution of household heads by age and sex

Age	Both sexes		Sex			
			Males		Females	
	Frequency	%	Frequency	%	Frequency	%
15-19	5	3.2	2	1.5		
20-24	20	12.8	6	4.6	1	3.8
25-29	25	16	10	7.7	2	7.7
30-34	26	16.6	12	9.2	5	19.3
35-39	32	20.5	25	19.3	6	23
40-44	22	14.2	35	27	5	19.3
45-49	12	7.7	26	20	4	15.4
50-54	8	5.1	10	7.7	2	7.7
55-60	4	2.6	2	1.5	1	3.8
>60	2	1.3	2	1.5		
Total	156	100	130	100	26	100

**Sources: Field survey, 2013**

As can be understood from Table 6 about 74.6 percent of them are found in economically active age group. So if they have the chance to be employed in a good job, they can improve the living condition thereby improving their housing condition.

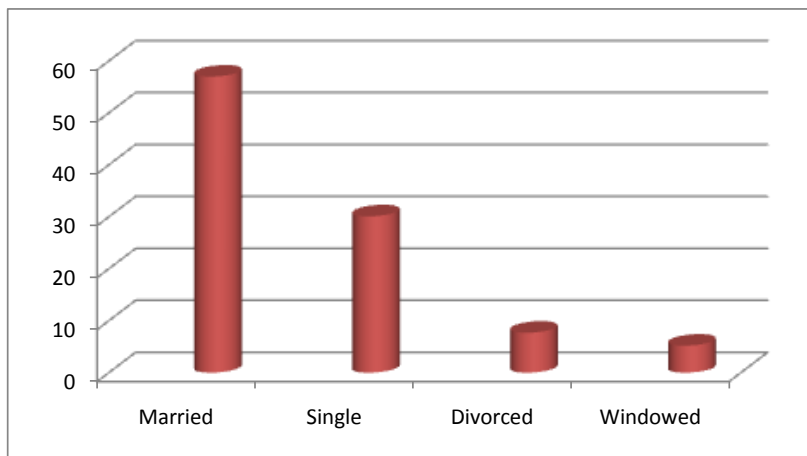
In the study area there is dominance of male household heads, while female constitute small proportion. That is from the total surveyed household heads 130 /or 83.3 percent were males and 26 /or 16.7 percent/were females.

#### **4.2.2. Marital status**

Marital status has something to do with housing condition. In one way or another marital status affects the housing condition of a given society. For instance, single household heads may have a better opportunity if

the level of occupation is taken into consideration. On the other hand, divorced or widowed household head may face shortage of income so as to improve the housing condition if the one who left from the dwelling unit either through divorce or death was the main source of the household income. Moreover married couples may also have higher income if both are working.

**Figure 1:** Distribution of household heads by marital status in %



**Source: Field survey, 2013**

The above Figure 1, reveals that 57 percent of the household heads were married and living together, while 7.7 percent were divorced. One can infer that almost all the respondents were at least married in the past or currently were widowed.

#### **4.2.3. Family size**

Family size determines the degree of congestion. If the family size is large, the need for appropriate number of rooms arises. Household size can also affect the housing condition, the social and economic condition of the household head. If the heads have higher number of children, the need may arise to feed, cloths, educate and give health services and so

on. All these demand large investment and in turn badly affect the quality of the house as much of the income will go to children rather than improving the housing condition. Table 7 depicts that a total of 750 people live in the 156 houses. An average of this would be about 5 percent in each household here; the average may not be a fair measure of the degree of overcrowding.

However, the problem related to density would be apparent only if one looks at the distribution of the population of each household. The distribution of household by size is presented as follows.

**Table 7:** Distribution of Household by Size

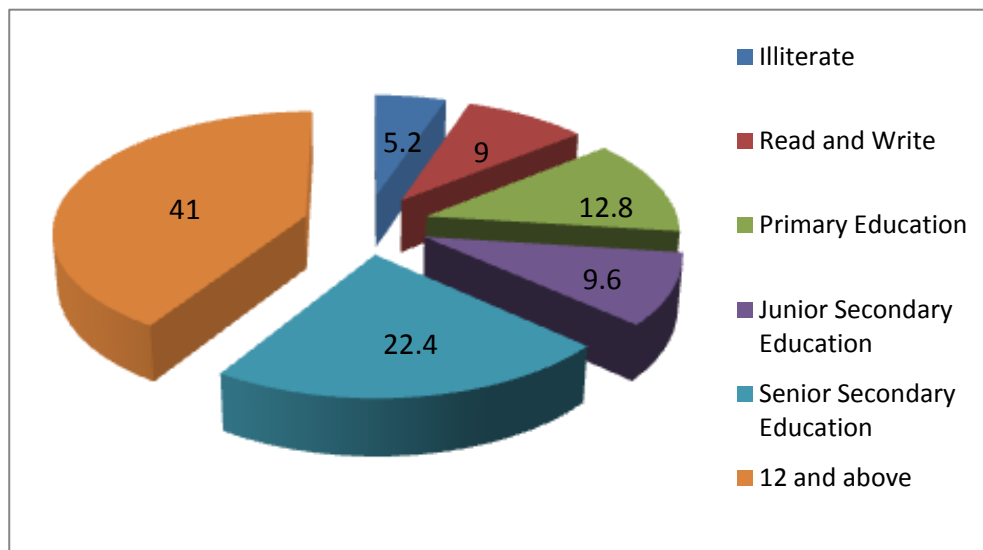
Number of persons in each house hold by gender		Frequency	Total number of members in each house hold
Male(x)	Female(Y)	(Z)	(X+Y)XZ
3	3	11	66
1	1	27	54
2	3	13	65
2	2	18	72
2	4	6	36
2	3	14	70
0	3	3	9
3	4	14	98
2	4	9	54
3	3	8	48
3	6	6	54
1	1	8	16
5	5	2	20
3	4	11	77
1	1	5	10
1	0	1	1
Total		156	750

**Source: Field survey, 2013**

#### 4.2.4. Educational Status

The educational level of household heads has a great influence on housing condition. It may be appropriate to suggest that well educated couples try to reduce the birth rate being aware of its impact on the economy, health of mother and the children themselves. In least developed countries, specifically in Ethiopia, education is an indispensable factor that increases access to better occupation and income. Furthermore, better-educated people may try to exploit the available resources scientifically to alleviate the housing problem. In this respect (Bogue,1868:8) states that: It is widely assumed that before a nation can benefit from the natural blessings of modern technology and science enjoy an active cultural life of an art, literature and music, very large share of its population must be literate and a substantial proportion must have secondary and college training.

**Figure 2:** Distribution of Household Heads by Educational Level  
in %



**Source:** Field survey, 2013.

As it can be observed from the above Figure 2 the educational level of respondents is generally high. The above figure shows that 63.4 percent of them have had education of senior secondary and above, 5.2 percent cannot read and write. As such, 94.8 percent of the respondent claimed to be literate and have attended a secondary and college training. As a result, the majority of people seems have better chance to get access to modern technology and science, and hence an opportunity to improve housing conditions.

#### **4.2.5 Birth Place and Reasons for Migration**

Migration is said to be the major component explaining the fast growth of urban population of which the study area is not an exception. Whether a person is migrant or not of the mechanisms to identify is to know the birthplace of a person. Birthplace of a person has a significant influence on housing and housing facilities, and social as well as economic impacts on the dwellers of the residence. Most study findings show that rural urban migration is the main source of population growth in urban areas thereby affecting or exacerbating the housing condition adversely. The main factors which induce people to migrate might be pull factors in urban areas and push factors in rural areas. The data, which were collected on this in the study area, are given in table 8.

**Table 8:** Distribution of heads of sample households by birth place and reasons for migration

Birth place	Frequency	%	Reasons for migration	Frequency	%
Outside Hosanna	116	74.4	To get employment	25	30
			Transfer of job	10	12.3
			Education	31	38
Hosanna	40	25.6		16	19.7
Total	156	100	Total	81	100

**Source: Field survey, 2013**

The above Table 8, shows that the majority of the sample household heads were born outside of Hosanna, which constituted 80.3 percent while only 19.7 percent of them were born in Hosanna. In view of that it is possible to generalize that most of the urban population came from outside Hosanna; because of getting employment, to get better education, transfer job, and marriage were accounts 50, 28.9, 11.5 and 9.6 percent, respectively. Therefore, the majority of populations in the study area were in-migrants.

#### **4.2.6 Occupational Status**

There is strong relationship between occupation and income and this in turn influences the housing condition. There may be variation in the level of income depending on the type of occupation. If a society is qualified and at the same time employed, they may have a better chance to earn more money. For instance, the income of the daily laborer is by far lower than that of formal traders or people with regular jobs.

The household heads improve the housing unit depending on the amount of income, which they earn. That means the higher the income, the more the chance to have better houses well equipped with housing facilities and vice versa.

As can be seen from Table 9 below relatively large proportion (42.3 percent) of the total sampled household heads were government employed followed by self-employed (23.7 percent). Furthermore, 30.1 percent of the sampled household heads earned relatively better income. From this one can see that better income is earned by government employees, while daily laborers relatively earned low income. However, the mentioned income per month especially the lowest might not be real as most of the respondents were not voluntary to tell the actual income, what they earn really. Here what is important is that income is one of the crucial variables which indicate the overall socio-economic conditions of the respondents and affects housing characteristics.

**Table 9:** Distribution of respondents by their income and occupation

Occupational status	Frequency	%	Income of HHds (in Birr)	Frequency	%
Government employee	46	42.3	525-2351	47	30.1
			>2351	19	12.2
Self- employed	38	23.7	100-1400	22	14.1
			1401-2351	10	6.4
			>2351	5	3.2
Daily laborer	31	20	100-1401	25	16.1
			>1401	6	3.9
Other	22	14	100-1400	8	5.1
			1401-2351	5	3.2
			>2351	9	5.7
Total	156	100	Total	156	100

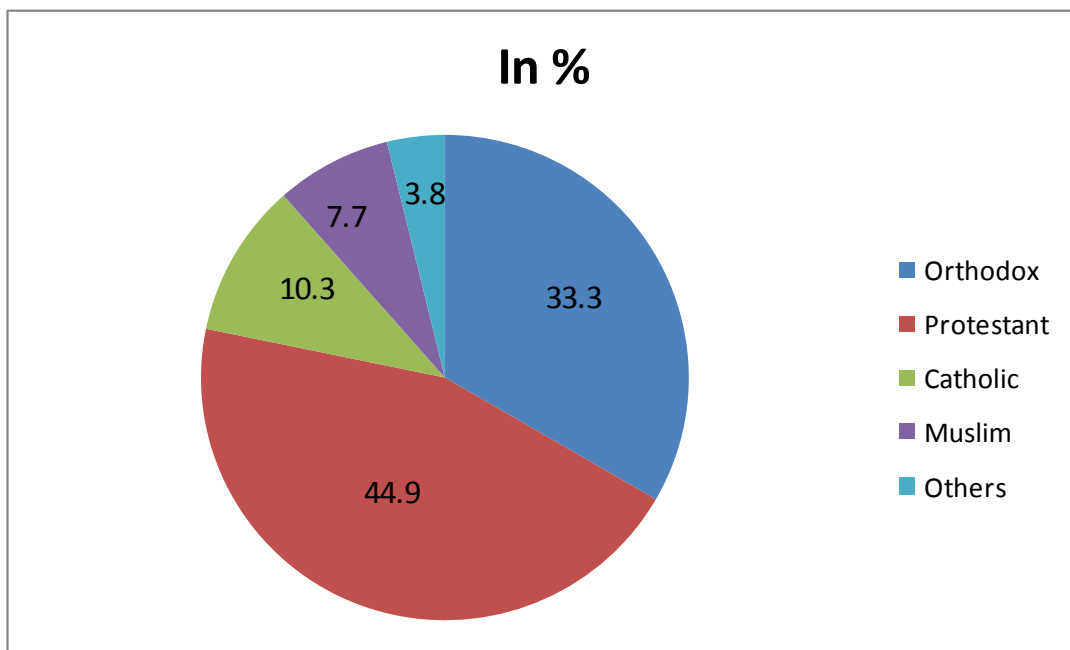
**Source: Field survey, 2013.**

#### 4.2.7 Religion

Religion is another important social aspect, which refers to a system of attitudes, beliefs and practices that individuals share in a group. It is among the social institution that has strong bearing in the process of planning future requirements for worship and burial places in the town.

In the study area, based on sample survey and the writer's personal experience and observation, the majority of people were followers of protestant and followed by orthodox Christianity.

**Figure 3:** Distribution of Household heads by their religious affiliation



Source: Field Survey, 2013

Figure 3 indicates, Protestant and orthodox Christians have a large share of the total respondents, which constituted 70(44.9 percent) and 52(33.3 percent), respectively. In the study area, based on personal observation, protestant Christians have had a large number if appears their number (proportion) shall increase in the near future. The followers of Catholic and Muslims, belief constituted about 10.3 percent and 7.7 percent,

respectively, while insignificant number of the respondents of the study area belongs to traditional and other religious beliefs.

#### 4.2.8 Ethnicity and Language Composition

Ethnicity and language composition are also other aspects of social characteristics. Table 10 gives the ethnic affiliation and mother tongue of the heads of sample households.

**Table 10:** Distribution of household heads by their ethnic groups and language composition

Ethnic Group	Frequency	%	Language mother tongue	Frequency	%
Hadiya	93	59.6	Hadiyigna	70	44.9
Kambata	29	18.6	Kambategna	26	16.6
Amhara	15	9.6	Amharic	41	26.3
Guraghe	10	6.4	Guragegna	10	6.4
Silite	6	3.8	Silitegna	5	3.2
Oromo	3	2	Afan-Oromoo	4	2.6
Total	156	100	Total	156	100

**Source: Field Survey, 2013**

It can be observed from the above Table 10 that the dominant ethnic group in the study area is Hadiya, which accounts for 59.6 percent of the total respondents with the majority speaking Hadiyigna (44.9percent) as a mother tongue. Since 1991 Hadiyigna has become the office language of the zone and thus, number of its speakers expected to increases in the near future. Hadiyigna is also being taught in schools contributing to increase of its speakers. The second dominant language in the area under consideration is Amharic, which comprised 26.3 percent and

followed by Kambategna with 16.6 percent. The second dominant ethnic group in the area Kambata (18.6 percent) followed by Amhara with 9.6 percent of total household heads. The other ethnic groups in the area under consideration were Guraghe, Silite, and Oromo, which accounted for 6.4, 3.8, and 2 percent respectively.

### **4.3. Type of Houses, their Characteristics and Related Facilities and Services**

#### **4.3.1. Number, Ownership and Functions of Houses**

According to the 1994 population and housing census results, there were 6266 households with a total population of 31701 residing in 5873 housing units in Hosanna .The average household size was estimated to be 5.The number of household per housing unit was 1.07.Moreover, persons per housing unit were 5.4.This shows that more than one household occupied each housing unit in the town on the average with five members.

If the average household size 5 and household per housing unit 1.07 will remain constant during the projected period (1997 to 2007), the following total housing requirements are projected for Hosanna for the year 1997 to 2007,and these are as follows .

**Table 11:** housing Estimation (Total)

<b>Years</b>	<b>Population</b>	<b>Number of households</b>	<b>Number of housing units totally required</b>
1994	31701	6266	5873
1996	35742	7148	6680
1997	37952	7590	7094
2002	51231	10246	9576
2007	69154	13831	12926

**Source: NUPI, 2000**

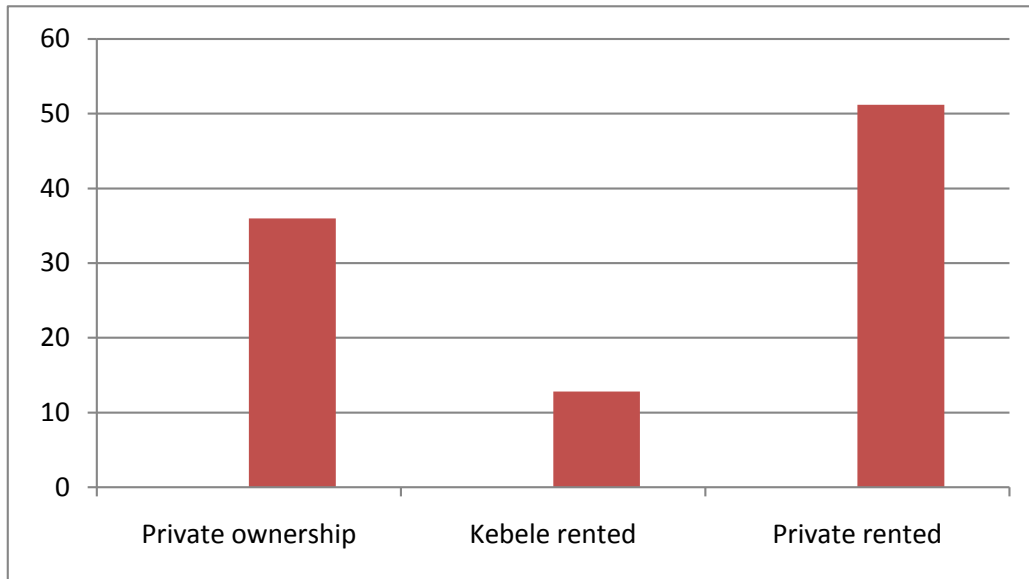
Generally, based on the above Table 11 about 12926 housing units will be required for the town's population including the already existing housing unit at the end of the planning period, 2007.

Tenancy reveals the extent to which individual's own houses. Housing and process by which it is acquired and used have critical impacts on socio-economic lives as well as shelter needs of the urban population. The situation varies in accordance with income and tenure. As a general rule, it can be said that owners spend much more on housing than renters at a given income level.

Deterioration of urban housing condition is a major housing problem. Today it is clearly seen in every urban center of Ethiopia that almost all rented houses under either kebele or rented house administration do not get timely maintenance and as a result their quality and standard decline from time to time.

This is really happening in the town. As the responses of the respondents, the majority of houses in Hosanna town are privately owned.

**Figure 4:** Distribution of sample house by their ownership



**Source: Field survey, 2013**

As depicted in Figure 4, 56(36 percent) of the housing units were privately owned, whereas 20(12.8 percent) and 80 (51.2 percent) were owned and administered by kebele and agency for administration of rented house or from individuals, respectively.

The survey findings showed the amount of monthly housing rents for all rented households. Accordingly, out of the total sample 100/64 percent/ were renters and out of these about 33.3 percent paid monthly rents up to birr 250, 29.2 percent paid 250-400 birr, 20.8 percent paid 400-600 birr and the rest 16.7 percent paid birr 600 and more. Therefore, of the total 48 center households the majority 33.3 percent lived in house rented for up to birr 250, while the minority lived in house rented for birr 600 and above.

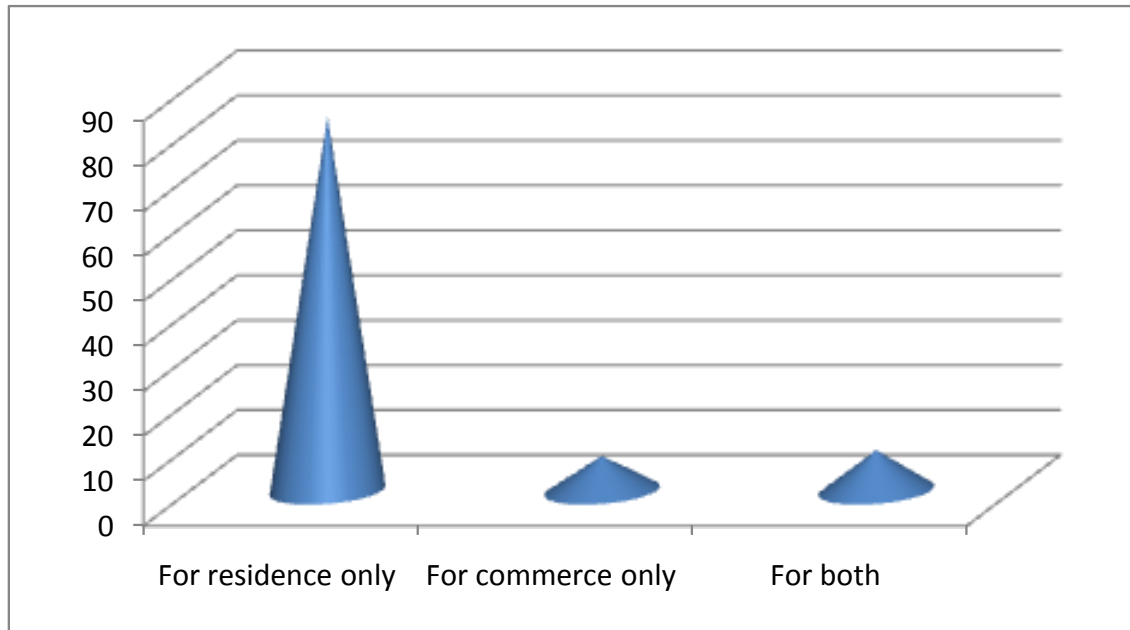
In general, there was a positive correlation between the quality of the housing unit and amount of rent. In other word, if the house was good quality, the demand high rent and if it was low quality, the demand low

rent. One would be tempted to suggest that housing units with low rent were of low standard (sub-standard) house. Therefore, the majority of the poor were forced to live in low standard house. They could not afford to pay much due to their limited income. The fact that the majority of houses were owned privately implies that there is an incentive for maintaining and improvement of housing condition. But the fact that housing condition is poor may signify the poor standard of living.

With regard to function of houses, people constructed built house for a range of purposes. Housing units can be used for residence only, housing only or both as residential and business place. In some cases houses frequently serve commercial and small scale industrial as well as residential purposes.

The sample survey reveals that all housing units do not render similar services. Most houses are used only for residential purpose and constitute 83.3 percent of the total housing units, while the rest are used for business only 7.7 percent and 9 percent for both residential and commercial functions ( See figure 5).

**Figure 5:** Distribution of households by their function in %



**Source: Field survey, 2013**

#### **4.3.2. Housing Units and Rooms**

Regarding the number of Rooms, according to the UN (1987) recommendation cited in (Yassin, 1997), occupancy of housing of less than 1 person per room was considered as under occupied, 1 to 2.4 person per room as adequately occupied and 2.5 or more person per room as overcrowded from the point of maintaining the health and private standards. Hence, based on this recommendation, one can conclude that the poor households predominantly lived in the overcrowded conditions or heavily crowded conditions (Yassin, 1999:162) . In the right of this result of the sample survey of number of rooms per housing unit is presented below.

**Table 12:** Distribution of housing units by rooms

<i>No of rooms used for sleeping</i>	<i>Frequency</i>	<i>%</i>
1	94	60.4
2	39	25
3	17	10.9
4	4	2.5
4	1	0.6
1	1	0.6
6 and above	156	100

**Source: Field survey, 2013**

As Table 12 illustrates, about 35.9 percent of the sampled respondents lived in houses with only 1 room, 28.8 percent lived in houses with 3 rooms, 19.2 percent in houses with 3 rooms, 12.9 percent in houses with 4 rooms, 2.6 percent in houses with 5 rooms and 0.6 percent in houses with 6 and above rooms. The majority of respondents 35.9 percent used only one room for sleeping or for the rest. The average number of persons per room is about 3 which shows an overcrowded condition.

#### **4.3.3 Types of housing structures**

Houses can be constructed from various materials. The constructional materials of the houses vary from society to society depending on revealing socio-economic, cultural and environmental conditions. Quality and durability of dwelling units depend mainly on the principal materials used in the construction of dwellings.

**Table 13:** Distribution of housing units by types of materials used for the construction of housing units

<b>Construction materials</b>	<b>Frequency</b>	<b>%</b>
<b>Wall</b>		
Wood and mud	96	61.5
Stone with cement	25	16
Stone and mud	20	12.8
Wood	3	2
Bricks and cement blocks	2	1.3
Hollow blockers	10	6.4
Total	156	100
<b>Floor</b>		
Earthen /mud/	70	44.8
Cement	76	48.7
Bricks	7	4.5
Reed /Bamboo	3	2
Total	156	100
<b>Roof</b>		
Corrugated iron sheet	156	100
Thatched /grass	--	--
Total	156	100
<b>Ceilings</b>		
None	68	43.6
Madaberaia	20	12.8
Compersatto	16	10.3
Chip wood	6	3.8
Abudjadi fabric	46	29.5
Total	156	100
<b>Foundation</b>		
Stone	60	38.5
Wooden poles	96	61.5
Total	156	100

**Source: field survey, 2013**

As shown in Table 13 almost 61.5 percent of walls of the housing units were made of woods and mud walls (traditional), which were of low quality with short life span.

With regard to the floor materials, about 44.8 of the total sample housing units had earthen floors, while 48.7 percent had cemented floor, 4.5 percent had bricks floors and 2 percent had bamboo floors (Table 13).

An attempt was also made to see the roofing and ceiling materials of housing units in Table 13. Accordingly, regarding the roofing materials, all the surveyed housing units 100 percent had iron sheet .As far as the ceiling materials were concerned out of the total surveyed households 43.6 had no ceiling at all. The rest of surveyed households 56.4 percent had ceiling materials of high standard.

In general, from the preceding analysis, one can easily understand that the majority of the respondents lived in houses which were constructed from wood and mud. Therefore, housing units where their lives and health were continually threatened as most of the housing units.

#### **4.3.4. Housing Facilities and series**

Housing is not a mere shelter but it comprises all the facilities and services related to it. The provision of adequate facilities and services in the community not only enhances the livings standard of that community but also show the level of socio-economic and cultural development and political stability.

The availability and conditions of housing facilities such as water supply, toilet, kitchen, lighting and waste disposal system are also indicators of housing quality and thereby these can be taken as determinant factors of the standard of living. Therefore, an attempt was made to assess the situation for those sampled households in the following sections.

#### 4.3.5. Water supply

The necessity of water for human being is unquestionable “next to oxygen, water is indispensable for man’s survival” (Tesfaye, 1984).

The supply of water greatly varies both in quantity and in quality though the presence of water is a basic requirement for urban society.

The availability of pure water supply for the occupant of each individual unit in the urban center is of paramount importance for the prevention of communicable disease as well as for the hygiene and general comfort of the dwellers.

**Table 14:** Distribution of household heads by sources of water supply

Sources of water	Frequency	%
Private tap	133	85.2
Public tap (bono)	19	12.2
Other sources	4	2.6
Total	156	100

**Source: Field survey, 2013**

As it is shown in Table 14, the largest proportion of the household 133(85.2 percent) owned a private tap inside their compounds, whereas 12.2 percent had access to public tap outside the compound. Moreover, 2.6 percent households of the total respondents were using other water sources. The finding shows that the majority of the town’s dwellers are using the private tap inside compounds as sources of water especially starting from January 30, 2005.

#### 4.3.6. Toilet Facilities

Toilet is another basic facility of housing that every housing unit ought to have. The absence and poor utilization of toilets have many adverse effects, which threaten life of the community. One of the causes of

communicable diseases is strictly associated with inadequacy and mismanagement of latrine.

The kinds of latrine vary from one housing unit to another depending on the living standard of the residents. Toilet types range from flush toilet, which of relative higher standards to the most common and least satisfying of pit latrine.

**Table 15:** Distribution of respondents by type of toilet

Type of toilet	Frequency	%
Private flush toilet	31	19.6
Private dry pit	90	57.6
Shared dry pit	10	6.4
Open field	25	16.4
Public toilet	-	-
Total	156	100

**Source: Field survey, 2013**

With regards to toilet facilities about 16.4 percent of the dwelling units had no toilet facilities, which means that they used either nearby open spaces or the toilets of other relieve themselves. The remaining dwelling units had pit latrines of either private (57.6 percent) or shared type (6.4 percent). It is noted that there is no public toilet in the town and that indicates that the concerned body is not paying serious attention about the situation. From the above analysis it seems plausible to suggest that the absence and/or inefficient toilet facilities had a lot to do with the sanitary condition of the population.

#### 4.3.7. Kitchen facilities

One of the ways of keeping the standard of a given residence is the classification of house in to different rooms for different separate foundations. One of the necessary components of the housing is kitchen.

**Table 16:** Distribution of households by kitchen facility

Type of kitchen	Frequency	%
Private kitchen in door	10	6.4
Private kitchen out door	84	53.8
Private kitchen attached with house	17	10.9
Shared kitchen out door	16	10.3
None	29	18.6
Total	156	100

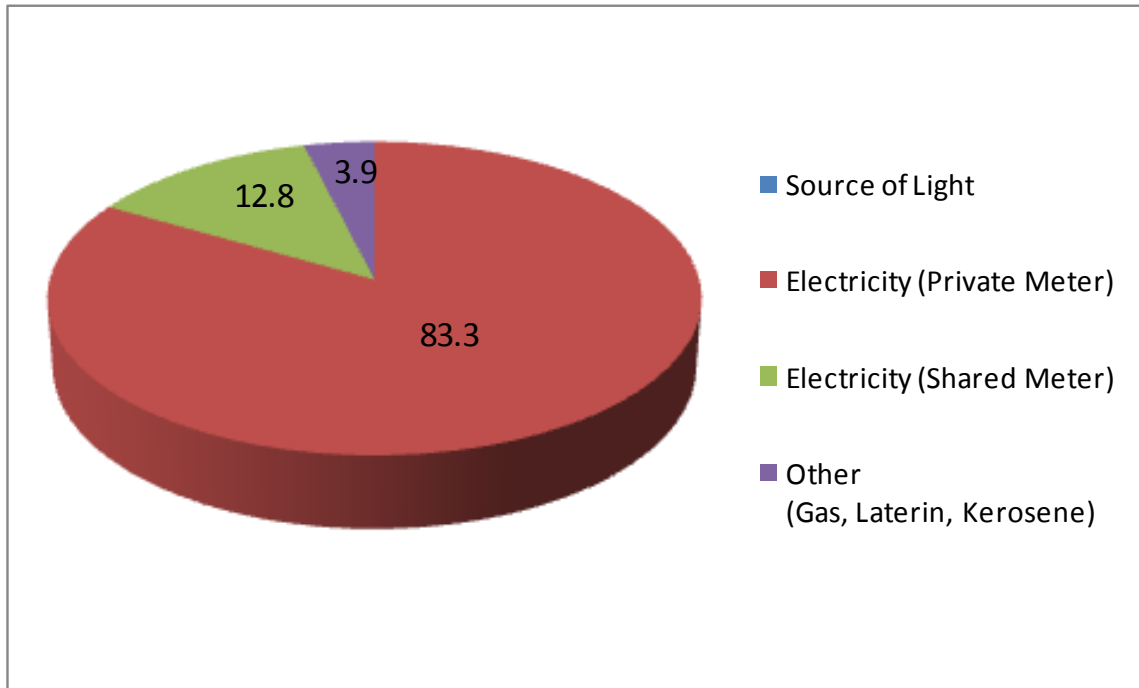
**Source: Field survey, 2013**

It can be recognized from Table 16 that 53.8 percent of the respondents have private kitchen which is outdoor to cook their foods, while 10.9 percent, 6.4 percent and 10.3 percent have private kitchens which are attached to a house, indoor, and outdoor shared kitchen respectively. In addition to this, 18.6 percent of the respondents have no kitchen.

#### 4.3.8. Lighting Facilities

One of the necessary facilities which dwelling units are required to possess was light. The town of Hosanna started to use electric power service since 1979 with a diesel generator. Since 1986 the town has got hydroelectric power supply (NUPI, 2000). According to the survey it was observed that most of the dwellers in the town electric power only for lighting purpose.

**Figure 6:** Distribution of households by source of light



**Source: Field survey, 2013**

#### **4.3.9. Waste disposal system**

The availability of waste disposal system is essential for housing units. The manner of waste disposal has its own implication on the health of the dwellers. Haphazard disposal system of wastes facilitates breeding grounds for vectors of diseases.

The town of Hosanna does not have efficient and effective way of waste disposal system. The town's officials do not seem they have given a due attention to it. The community, the health center, the kebeles and other concerned bodies in collaboration have to find solutions to alleviate this problem.

The following table 17 depicts the conditions of waste disposal system used by the survey households

**Table 17:** Households by type of waste disposal system

Mode of disposing	Frequency	%
Dumping	60	38.5
Burning	50	32
Buried using well/pit	25	16
Municipality service	21	13.5
Total	156	100

**Source: Field survey, 2013**

As the data in Table 17 show large proportion of the respondents were disposing waste in unacceptable way. That is about 38.5 percent of the respondents accumulate waste in the compound or dump them in open fields. The health problem associated with such system of waste disposal is very immense. It is a relatively small proportion of the households who disposed waste materials in a right way and there is little mode of disposal system prepared by the municipality service of the town under consideration.

The general conclusion that emerges from the analysis in this sub section is that the conditions of various social amenities such as kitchen, toilet, water and waste disposal system are very poor. This means that due attention have to be given to alleviate the problems by the concerned bodies as well as in collaboration with other communities.

#### **4.4. Housing problems and measures taken to solve them**

##### **4.4.1. Housing Demand and supply**

Even though, shelter is one of the main basic needs, residents of the town were encountering severe housing problem. Rapid growth of

population in the town is the underlying basic factor, which exacerbates housing problems. In fact, fast growth of population has induced a tremendous strain on the existing housing stock of the city as well as on their overall conditions. This implies that most of the unplanned, old and obsolete dwellings of the city have occupancy rates that by far outweigh their size and structural soundness. Rapid growth rate of population and low level of economy and technology development result in poor housing condition in the town because housing condition associated and closely related with population growth and diversification of economic and technological development (UN,1987).

Physical and social problems of a city often arise from fast growth of population, very high population density which lead to the emergence of such problems as overcrowding, housing shortages difficulty of disposing of waste and human excrement.

The agglomerations of people in urban center undoubtedly give rise to space problems, which is scarce, particularly in the central section of the town not only housing units are often smaller in the town due to high cost of land and building materials but also outdoor space is also limited, compounds are small or non-existent or they have to be shared with many other families.

The gap between demand and supply is widening from time to time due to the rise in cost of living, scarcity of buildings materials and limited access to continue population increase. Under such circumstances, the problems is becoming increasingly grave for the poor who could not afford to build their own house due mainly to their limited amount of income and restricted access to land ( Yassin, 1999).

Continued high rate of population growth demands for a large number of housing. This unbalanced growth between the demand and supply creates serious shortage of housing and consequently to increase

housing causes at greater proportion of the households to pay high rents. This is especially a serious problem for the poverty stricken people who can not find better accommodation and as a result are forced to live on overcrowded areas which are very poor in urban facilities and services.

A comparison of the rate of demand and supply based on the total number of applicants from 2000 to 2004 E.C total number of housing units that were provided to application during that period are shown in table 18.

**Table 18:** Distribution of low cost attached house of total demand applicants and supply of housing units in the town

Year /E.C/	Demand	Supply
2000	142	10
2001	120	14
2002	48	8
2003	89	7
2004	17	5
Total	416	44

**Source: Municipality of Hosanna town**

As shown above Table 18 there is wide gap between the number of houses requested and number of houses supplied. For instances, during the period of 2000, 2001, 2002, 2003 and 2004 the number of houses demanded were 142, 120, 48, 89 and 17 respectively.

A number of houses supplied from 2000 to 2004 where only 64, where the numbers of houses requested were 416, which implies there had been wide gap between supply and demand.

As the demand of housing increase, the kebele officials do not accept any house requests at present because there is no hope of finding extra-dwellings for those who are in need of getting shelter.

According to the information obtained from the kebele officials, housing supply is unthinkable compared to the total number of requests for housing. Besides, the kebele has no authority to construct new houses unless it gets permission from the higher authorities. From the past two decades up to now the gap is widening more and more.

In general, none or the limited supply of rental houses forces the poverty stricken people to live in overcrowded areas with very poor facilities and services.

#### **4.4.2. Crowding of housing units**

Crowding is one of the housing problems manifested as a result of limited supply of houses to the need of people. It is measured by the number of persons per room living together in a given house. The average population size per housing units was 5, and the average density of persons per room was 3. Considering widely accepted measurement of density of persons per a dwelling unit with 3 or more persons per room can be considered as slightly overcrowded (UN, 1973). So almost all the people in the town are suffering from overcrowding and this again may aggravate mental, physical and social problems of members in the house and neighborhood problem living in crowded rooms due to lack of adequate rooms to each member of the family. This over crudeness may induce health problems in the community.

#### **4.4.3. Health problems**

Health is the essence of our life and needs sustainable precaution in daily lives. A good housing condition with adequate supply of basic

facilities and services improve the health, mental and physical well being of the individual.

Good health enhances also the productive capacity of the community in general. It has a favorable influence on public health, children's education and family cohesion. There is a health problem in many environment such as physical, mental illness or morbidity although housing quality and health are directly related with each other. The impact of housing on health, negative or positive is identifiable in every possible ways, especially the negative effect is more pronounced than the positive effect (Emmet, 1965). The high rate of population growth, environmental degradation and low economic bases are among the main factors contributing to the health problem of urban dwellers. More over, lack of adequate health facilities, the frequent occurrence of many vector born diseases and low emphasis given to the preventive method of medication are the key factors that have aggravated the health status of a given population.

However in the central part and the old market areas of the town housing units are structurally poor, unattractive and overcrowded, inadequately supplied with services and poor environmental qualities. This could be serious case of health problems especially in low-income groups. This could make people suffer from common cold, malaria including the above cited ones. These problems become serious during summer season due to leaking of roofs and damping of the environment with absence of sewerage system that drains the stagnant water.

#### **4.4.4. Problem of maintenance**

The housing shortage and poor housing conditions in Hosanna are the products of past and present socio-economic conditions and development problems of the country. Concomitantly, the continuously increasing prices in building materials, shortage of resources for investment, low

per capita income of the population and high population growth rate with very low rates of production of new houses are among the major problems that brought about severe housing problem in the town.

A better housing condition could not be obtained only through the production of new dwelling units and provision of services, but also through repeatedly follow up and maintenance. It is well known that the existing housing stock would soon deteriorate beyond repair, unless the individual households, government and other concerned bodies make necessary effort to maintain them.

Surprisingly, the dwellings were rarely maintained during the past two decades. The majority of surveyed household heads reported that their dwelling units were in need of maintenance.

As reported by the respondents about the reason why they did not repair their own houses, they said that 90.3 percent of them due to lack of finance which prevent them from repairing their dwelling units whereas 9.7 percent of them said have both problems i.e. shortage of money and materials.

As kebele official informed me the kebele could not get any financial support from the higher authorities to repair obsolete or construct new house to answer the request of checking units. The main or only source of income to the kebele was house rent. This limited sources of income limits the activities of the kebele even some of the kebele officials give free services. Hence lack of good financial resources inhibit the kebele from repairing declining rented houses.

Under normal condition, the amount of monthly rent of houses may indicate the condition and facility of a given house. This is not true in the current situation of Ethiopia where there is an extreme shortage of house. Due to this reason large number of people were forced to pay high

rent for private renters. This rent is extremely high when compared to the quality, size and facilities of these rented houses.

Rented houses under kebele have extremely low rents, but it is impossible to gain access to them. In general, the renter occupied units locked carefully and responsible handling.

In fact, it is very difficult to blame the kebele for all responsible such as maintenance and provision of all necessary facilities, because the kebele themselves get very small amount of money from these rented house with very low rent, so that the shortage of fund is of major problem. Unless government allocates enough funds and revises rent police of these dwelling units, it is likely that they will soon cease to be part of the housing stock.

As a result of all these, people who live in rented house suffer greatly from environmental and social problems. Therefore, the problem remains unresolved and still continues to increase unless concerned bodies take immediate action.

#### **4.4.5. Problems associated with facilities**

The facilities of housing condition such as kitchen, toilet, light, and water are insufficient to the dwellers in the town under consideration. There is also dumping of waste materials and some poorly constructed houses make the town unhealthy and uncomfortable to live in. This makes the living condition of the inhabitation difficult.

It is however, necessary to notice that there are people who have no access to pure water supply. About 2.6 percent and 16.4 percent of people do not have toilet facilities and excrete every where in the open field. Besides 18.6 percent of the dwellers have no kitchen facilities. With regard to light system about 3.8 percent of the housing do not have access to electricity. Due to this inadequacy of facilities, the problems of

housing become acute to the residents, as observed from the result of sampled household heads survey.

In general, some parts of the town were over populated endangering the community as well, especially, in the central part of the town and the old market areas. Roads are covered by accumulated waste materials, which produce bad smell and affect the health of the inhabitants.

The degree of problem is less serious in the peripheral parts of the town because the magnitude of crowding is less. Unless properly handled by concerned bodies, the situation will get worse in the near future.

#### **4.4.6. Measures taken to tackle the housing problems by government and other organization**

Despite man's progress in many areas of materials as well as social well being his housing needs are not yet fully met though the degree of problem may vary from one country to another. The situation is severe in developing countries due to increasing population growth, fast rate of urbanization, low level of output and income, and underutilization of human and natural resources.

Housing problem is a social and economical problem that every society faces at different levels of economic development. The consequence was so profound that it is felt by almost all sectors of a society. It hinders social and economic development of a country. Nevertheless, the problem of housing is not given serious attention in most of the least developed countries.

Due to social, economic, and political problems, housing problem is still unresolved in Ethiopia. The urban populations have been suffering from the acute problems of housing. Measures have taken so far not enough to minimize the degree of problem.

In the urban center of Hosanna there is major problem of housing satisfactory measure have not been taken so far to solve this serious problem of housing so that the shortage of housing was still serious and existing dwelling units remain without maintenance. Measure taken by the concerned bodies is accessed here after house ever.

#### **4.4.6.1. Measures taken by government**

In order to solve the problem of housing in Hosanna town, unsatisfactory efforts were made in the past two decades. The municipality of the town together with the kebeles raised money to construct houses for the homeless dwellers. According to the unpublished document of the municipality, 44 houses were built between 2008 and 2012 within 4 years, whereas population need in the same period were 416. There was wide gap between the demand and supply. Moreover, some of the houses were dilapidated, were not repaired as expected. With this regards the concerned body did not give a serious attention that must have been done.

#### **4.4.6.2. Hosanna housing development agency (Condominium builders)**

The major objectives of condominium builders were to build affordable houses should be the agency priority and in providing affordable housing. Priority should be targeted to the lowest income households and middle income households of our zone

**Table 19:** Condominium distribution by their function

Year	For residential	For commercial	Total
1998	60	--	60
1999	561	42	603
2000	220	65	285

Source: Hosanna housing development agency

**Figure 6:** One of condominium building in hosanna town



**Source: Field Survey 2013**

#### **4.4.6.3. Measures taken by other organizations**

Non-governmental organization (NGOs) contribution is very high in minimizing the housing problem. Unfortunately the area under study was not lucky to benefit from such organizations. Rare of NGOs was available in *the* town concerning the issue what the author is dealing with. If by chance such organization were present contribution in providing housing to the need of people would be crucial and thus, it might have chance to mitigate the existing situations by constructing house and carrying out maintenance services especially to the low income families.

In addition to what is noted above, as solution of urban residents, has important role to contribute more. But this chance also was absent in

the town. Popular participation and urban dwellers association play major role to tackle the immediate problem of housing. What is expected from the municipalities in this connection is that provision of vacant land, which is cheaper than normal.

There are some non-government organizations, for example religion missionaries, which have contribute so far to solve the problem of housing to some extent; among missionaries the Catholic alone has contributed to reduce housing shortage. The Catholic missionary (divine providence sisters) have done a lot of supply of housing for low income people in two years. The Catholic missionary provided around too low cost housing units. They built new houses as well as bought additional houses to provide for them. Furthermore, they provide job opportunities, money, materials and other social services freely unable to lead own living.

Therefore, the problem of housing would not be solved in isolation so that the responsible body in coordination and collaboration with other organizations and communities as well should find solutions.

#### **4.5. Future prospects for housing**

Housing, one of the most basic needs of mankind, is a very comprehensive term implying not only shelter but also various social services, which enhance the quality of living. However, the large increase of population due to improved health and medical services contributed to the increasing demand of shelter all over the world in the 18<sup>th</sup> and 19<sup>th</sup> century. It is possible to say that the gap between population and housing stock growth is becoming wider and wider. This is because population in the third world growing at geometric ratio, while the house stock grows at arithmetic ratio. In other words, the population demands of housing grow faster than the supply for applicants.

The fast rate of urbanization in the country makes housing provisions and furnishing very difficult so that the future housing condition of Ethiopian cities and towns need to be forecasted. The degree of success in improving housing conditions and the resolution of the housing problem cited earlier is ultimately determined by size of population, and level of living standard.

It is clear that the need for housing is unquestionable, although it is found inadequate supply to the residents of the town. Rapid population growth, increasing cost of construction materials, lack of vacant land together with low level of economic development are factors responsible for housing shortage in the town. By far, fast population growth contributed a lot to the problem of housing. In general, if the existing condition of housing continues as it is, the following consequences shall be manifested in the future environment of Hosanna town.

#### **4.5.1. Homelessness**

Homelessness is one of the future housing problems, which resulted from high population growth and low supply of housing units, and the economic incapacity of households to construct their own houses. It also occurs due to migration of people and shortage of housing in the town as the first and serious problem. Moreover, they mentioned that the demand for housing is increasing very rapidly from time to time, which the supply lagging behind over time. Town officials indicated that if the present situation continues, homelessness would become a major problem in the town. To make situation worse, the existing houses will be out of use after sometimes in the future. Besides, the existing houses are deteriorating over time.

The town has a great chance to expand in the very near future. This is because of the high population growth coupled with the prevailing political and social conditions that made Hosanna zonal capital. This and

other factors induce migration of people from the surrounding rural areas and hence will increase the proportion of homeless people in the town. Therefore, responsible body should give attention in connection with this.

#### **4.5.2. Intense Health problem**

In spite of the abysmal conditions issue concerning housing and house facilities, especially the majority of the poor are still forced to dwell in poor housing conditions with insufficient/inefficient housing facilities which expose them to health related hazards. In fact, that is why have been and still are faced with serious water and food associated diseases.

Health problem arises from poor nutrition, clothing, shelters, and social and environmental factors. In the surveyed town, overcrowding of the housing units facilitated the spread of communicable diseases such as influenza, common cold, malaria, typhoid, and tuberculosis. This is further accentuated by insufficient availability of facilities especially toilets. There is a widespread use of open field as toilets and a common use of facilities, which bring social and health problem to the household's members.

In addition Hosanna suffers from lack of waste collection and disposal system. Consequently, garbage is thrown everywhere on the roads and in any open space available in town. Besides, there is no public toilet in the town. The above cited factors directly or indirectly endangers the health of the residents seriously. Therefore, to keep, for instance, the health and sanitation of the people it is possible or important to have toilets on public areas, like open markets, sports field, but terminal and the central area of the town.

### **4.5.3. Changing of housing structures**

The problem of housing maintenance is an economic problem, owner of the house faces. Changing of housing structures is associated with the problem of housing maintenance. The majority of surveyed household heads reported that their dwelling units were in need of maintained.

A better housing condition is not obtained only through the production of new dwelling units and provision of services, but also through frequent follow up and maintenance. It is well known that the existence stock would soon deteriorate beyond repair, unless the individual household's government and other concerned bodies made necessary effort to maintain them. It has been prevailed as a result of inadequacy of income to repair house or to support a large families. As a result, a family head is forced to spend much of his/her income on food than housing maintenance. This means the living standard of the residents is so low that proper maintenance is unthinkable. Hence, major housing structures are left without maintenance such as walls, roofs, doors and windows. This problem will be serious in the near future unless the concerned authority takes significant measure in time. Otherwise, the situation will be very severe for rented houses unless immediate action is taken before it becomes unmanageable.

### **4.5.4. Prospects of facilities**

The available and conditions of housing facilities such as type of kitchen, type of toilet, supply of water, bathing facilities and source of light, etc are paramount importance for human beings. They are crucial to make life easy and comfortable. Nevertheless, their inadequate supply may create serious problem on the dwellers as well as on the total citizen of the country at large.

As mentioned in the previous chapters, its insufficiency mainly arose from high population growth with minimum supply of facilities and low level of income of the residents. Hence if the problem continues as it is, it will be serious and may run out of control i.e it will not be tackled easily with minimum well being of residents, and the socio-economic activities of the people. So, it is advisable to give a great attention about the future prospects of building facilities for the advantage of a society.

## **CHAPTER FIVE**

### **Summary, Conclusion and recommendations**

#### **5.1. Summary**

##### **The major findings were:-**

- The majority of people living in low standard of houses due to their limited incomes.
- The most housing units were made low quality materials with short durability
- The conditions of various social amenities such as kitchen , toilet , water and waste disposal system are very poor in the town .
- The gap between demand and supply is widening from time to time due to the rise in cost of living, scarcity of building materials and limited access to continue population increases.
- Inconsistency of government policies and strategies towards the implementations of housing projects.
- In the town almost all the people are suffering from overcrowding and this again may aggravate mental, physical and social problems in the house and neighborhood.
- The infrastructure like road, health, school, urban services, electricity, transport, market, facilities and communication facilities were low in the rural areas.
- In the town, like lack of good governance, lack of investment lack of popular participation and NGO's in the production of houses

- The continuously increasing prices in building materials, shortage of resources for investment, low per capita income of the population and high population growth rate with low rates of production of new houses are among the major problems that brought severe housing problem in the town.

## **5.2. Conclusion**

Housing is one of the most basic needs of human kind. It is a very comprehensive term implying not only shelter but also various social services, which enhance the quality of living. As a result, many writers have confirmed that it is one of the main indicators of urban poverty in most their world cities since a sight of hundreds or thousand of people huddled in low quality(shabby) accommodations with a minimum of servicing is now increasing

Despite man's progress in many areas of material as well as social wellbeing, his housing needs are not yet fully met though the degree of the problem may vary from one country to another. However, it is clear that housing shortage is global social and economic problem, which calls for immediate solution.

Critical housing shortage is one of the biggest problems which characterizes almost all urban centers in Ethiopia, which may be the result of high natural growth of population and the migration of the people from rural areas towards urban centers. As a result, the urban dwellers largely suffer from inadequacy of important services that is increasingly manifesting the deficit and thus goes on exacerbating the consequence.

As noted elsewhere the housing shortage has observed in developing countries due to high rate population growth and increased town ward migration of people. Beside the rising cost of building materials and a

very weak financial strength of the household heads to buy and build houses add to the seriousness of the problem. The causes are also true for Ethiopia towns including Hosanna.

Hosanna is the political, economic and socio-cultural center of Hadiya zone administration following this, the proportion of migrant from rural to urban and other urban centers was high and increased from time to time. Hence, the effective demand for housing is very high in the town.

As far as development of the town is concerned, Hosanna was established as urban center starting since 1881 E.C and then the town has gone through various stages of development and got various types of infrastructure like roads, communication facilities, electricity, health facilities, schools and other public services.

Hadiya people who speak the hadiyagna language mostly dominates inhabitant of Hosanna town. In addition, the majority of the people in the town and its surroundings were followers of the protestant followed by orthodox Christianity.

Furthermore many of the dwellers in Hosanna have low income, But socio-economic characteristics of the dwellers showed an improvement in their living conditions. Hand in hand, most of the residents in the town relatively have high educational status and engaged in government job, which may guarantee a constant income earning. This is because of financial constants which restricted them from repairing existing houses and building of the new housing units.

The materials out of which the houses were built were the major factors for the deterioration and poor quality of houses. As indicated in chapter four most of the houses are built out of wood and mud and part of the houses have earthen floors. The other problems are inadequacy of the

community services like water supply, sanitation situation, health facilities, schools and the like.

Due to the absence of drainage network like ditches and culvert, most of the roads are eroded and do not allow easy circulation. There is no freight terminal or any sort of parking for trucks, so trucks are parking along the main road which creates congestion.

Finally, it can be remarked that majority of the respondents were aware of the fundamental causes of their problems with respect to housing.

### **5.3. Recommendations**

The following recommendations are suggested in the hope that they would help at least to minimize the problems which were identified in the analysis of the existing housing conditions and problems, and the lack of adequate dwelling facilities, and major causes and consequences of the problem of housing.

1. Because, both housing shortages and the poor conditions under which the dwelling were found were the immediate problem of the studied area; it seems more economical and feasible to maintain and improve them. And in the long run, the introductions of low cost housing units seem to be imperative to minimize the shortage of dwelling.
2. Government and other concerned bodies ought to focus in the construction of low cost dwelling as much as possible as the majority of the occupants are found in the low-income category.
3. Efforts should be made to make available modern building materials at reasonable price either through the government or private sources.

4. The town's administrators and people should create conducive environment to attract private investors to invest on housing so as to reduce the housing problem of the town.
5. It is advisable for the government and other concerned bodies to work in coordination and collaboration either to reduce the population growth through educating the people and providing family planning services or reduce the rate of rural-urban migration.
6. To check rural-urban migration, urban services, like electricity, transport, health, education, marketing facilities etc. should be extended to rural areas.
7. Public taps and toilet, waste disposal system, flush pit latrines, etc should be built and be available and properly maintained. The proper usage and careful utilization of these facilities also needs to be taught to the people
8. It is advisable for the government to devise and implement a wide range of sound housing policy for the construction of new dwellings and improve the congested areas. It also has to devote resources to upgrade safe water supply, sewage system etc. together with the improvement of other infrastructure facilities and services.
9. Any effort to alleviate the problems that were related to housing facilities must also target the poor households since they are the most venerable sector of the society due mainly to their low and unreliable incomes.
10. The government should identify and seek sources of finance, coordinate domestic and foreign NGO's and enable the public and private sectors to help the impoverished and thereby ameliorate the problems of housing and housing facilities.

Generally, housing problems can not be alleviated by the government or individuals so that it calls for the active and direct participation and involvement of the community itself, and other concerned bodies i.e government and non- governmental organizations.

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