



College of development study

Center for regional and local development study

Urban development and livelihood Program

Impact of urban redevelopment schemes on relocated households in Addis Ababa
city: the case of Dejach Wube.

By

Yohannes Andualem

June, 2019

A.A.U

Addis Ababa University
College of development studies
Center for regional and local development studies
Department of urban development and livelihood

Impact of urban redevelopment schemes on Relocated households in Addis Ababa
city: The case of Dejach Wube project site

By

Yohannes Andualem

Advisor

Girma Semu

A thesis submitted to the center for regional and local development study of Addis Ababa University in partial fulfillment of the requirement for the degree of masters in urban development and livelihood (UDL).

June, 2019

Addis Ababa, Ethiopia

Addis Ababa University

College of development study

Center for regional and local development studies

Department of urban development and livelihood

**Impact of urban redevelopment schemes on relocated households in Addis
Ababa city: the case of *Dejach Wube project site*.**

This is to certify that the thesis prepared by Yohannes Andualem entitled “impact of urban redevelopment schemes on relocated households in Addis Ababa city: the case of *Dejach Wube project site*”, which is submitted in partial fulfillment of the requirements for the Degree of Masters in urban development and livelihood program, complies with the regulations of the University and meets the accepted standards with respect to originality and quality.

Approved by Board of Examiners:

_____ Signature_____ Date_____

Advisor

_____ Signature_____ Date_____

Internal Examiner

_____ Signature_____ Date_____

External Examiner

_____ Signature_____ Date_____

Head of Department

I, the signatory, affirm that this thesis is my original work and has not been presented for a degree in any other university and that all sources of materials used for this thesis have been appropriately acknowledged.

Declaration

Declared by:

Name: _____

Signature: _____

Date: _____

Confirmed by Advisor:

Name: _____

Signature: _____

Date: _____

Acknowledgements

First of all, I would like to thank my Almighty God, who has been my support and energy all my way forward to the achievements! Thank you, God!!

I would like to express my gratitude to my advisor Ato, Girma Semu, for his constructive comments, useful remarks, and his engagement throughout the process of doing this master thesis.

Many people supported this research paper from different offices, relocation sites, as well as my school, Addis Ababa University, center for regional and local development study (RLDS).

The researcher also likes to thank the participants in my survey, who have willingly shared their valuable time during the process of interviewing and filling questionnaires. The researcher would also like to thank all my data collectors, for their appreciative effort to collect valuable data.

Finally, I must express my profound gratitude to my parents and friends for providing me with unfailing support and continuous encouragement throughout my years of study and through the process of researching and writing this thesis. Thank you!!

Abstract

This master thesis motive was to investigate the impact of urban redevelopment schemes on relocated households in Addis Ababa city, and to identify determinant factors of satisfaction level of relocates. The researcher used a mixed research approach and the research is both descriptive and inferential/analytical in type. Both primary and secondary data were gathered for this study. The primary data were collected from relocated site households and secondary data were collected from different journals, books, papers, and other recorded documents. The sample of displaces was selected through stratified random sampling and simple random sampling methods. Data were gathered through questionnaires and in-depth interviews through open-ended and close-ended questions. Primary and secondary data were analyzed based on qualitative, descriptive, and inferential analysis methods depending on the type of data to be collected. From this study, the researcher concludes that due to urban renewal projects, relocates lost their social and informal interactions, jobs and locational advantages, and sufficient compensation for their loss. The researcher also concludes that 69% of relocates satisfaction level is determined by variables age, educational status, employment status, transport access, and access to basic infrastructures. To alleviate these problems, the researcher recommended for the concerned body to change the socio-economic conditions of relocates, to participate the community, to work on determinant factors of satisfaction level to satisfy the relocates.

Key words: *Satisfaction level, urban redevelopment, impact, determinant, and socio-economic*

Acronyms and Abbreviation

AACA	Addis Ababa City Administration
AU	African Union
BIRR	Ethiopian Currency
EDIR	Traditional institutions to support Sadness and Memorials
EKUB	Socio-Economic Traditional Institution
EU	European Union
UN-ECA	Economic Commission for Africa
i.e.	That is
GULIT	Local Market of Ethiopia
LDP	Local Development Plan
RPF	Resettlement Policy Framework
SPSS	Statistical Package for Social Science
ULDMP	Urban Land Development and Management Policy
WOREDA	The smallest administration in Addis Ababa
KEBELE- Owned Houses	State-Owned Houses given to low-income households
RHA	Rent House Agency
MAHIBER	Spiritual/Traditional Institution

Contents	Page
Declaration.....	ii
Acknowledgements	iii
Abstract.....	iv
Acronyms and Abbreviation.....	v
Chapter One	1
Introduction.....	1
1.1. Background of the Study	1
1.2. Statement of the problem	3
1.3. General objective of the study.....	5
1.3.1. Specific objectives of the study	5
1.4. Research questions	5
1.5. Significance of the Study.....	5
1.6. Scope of the Study	6
1.7. Organization of the paper	7
1.8. Ethical Considerations.....	7
Chapter Two.....	8
Literature review	8
2.1. Definition and concepts.....	8
2.3. Causes of urban renewal.....	12
2.3.1. Physical oldness.....	12
2.3.2. Economic transition.....	12
2.3.3. Social and Community Issues	13
2.4. Urban renewal Approach	13
2.5. Modes of urban redevelopment implementation.....	15

2.5.1. Government.....	15
2.5.2. Partnership.....	16
2.6. Impacts of urban redevelopment on a relocated household.....	16
2.6.1. Impact of urban redevelopment on Social and Community interaction of relocated households.....	17
2.6.2. Impact of urban redevelopment on relocates' economy	17
2.7. Urban redevelopment policies and strategies in Ethiopia	18
2.7.2. Payment of Compensation for Property Situated on Landholdings Expropriated for Public Purposes.....	20
2.8. Local development plan practice in Ethiopia	21
2.9. International experiences on urban redevelopment initiatives.....	22
2.9.1. Urban Redevelopment Experiences in China	23
2.9.2. Urban Redevelopment Experiences in Germany	24
2.10. Conceptual framework of the problem	27
Chapter Three	28
Research Methodology	28
3.1. Background of the study area	28
3.2. Research Design.....	29
3.3. Sampling Technique.....	30
3.4.1. Sample Size and Selection of the Required Samples	30
3.5. Tools of Data Collection.....	31
3.5.1. Questionnaires	31
3.5.2. Interview	32
3.6. Method of Analysis.....	32
3.6.1. Descriptive analysis	32
3.6.2. Inferential analysis	32

Chapter Four	35
Data Analysis, Interpretation and Discussion	35
4.1. Distribution of Questionnaires and Response Rate	35
4.2. Descriptive Statistics	36
4.2.1. Demographic characteristics of relocatees	36
4.2.3. Impact of relocation schemes on transport demand and modality of relocated households	45
4.3. Inferential Analysis	64
4.3.1. Determinants of Satisfaction level.....	64
Chapter Five	69
Summary and Recommendations.....	69
5.1. Summary.....	69
5.2. Recommendations	70
References	72
Appendix.....	76

List of Figures	Page
Figure 2.1.Shows the impact of relocation schemes on relocates	27
Figure 3.1: Study area map.....	28

List of tables**Page**

Table 3.1: Dejach wube project site relocates statistics based on property tenure type	29
Table 3.2:- Samples based on stratum	31
Table 4.1: Response rate of relocated household heads	35
Table 4.2: Age structure of sample household heads	37
Table 4.3: Summary statistics of age of relocated household head	37
Table 4.4: The number of years stayed in the previous locality	38
Table 4.5: Cross-tabulation between Age of household heads and years stayed in the previous locality.....	38
Table 4.6: Marital status of relocated household heads	39
Table 4.7: Age structure of relocated household heads	39
Table 4.8: Household size of relocated households.....	40
Table 4.9: Education status of household heads	40
Table 4.10: Cross tabulation between educational status and employment status	41
Table 4.11: Students enrollment condition in the new settlement site	41
Table 4.12: Summary statistics for employment status	42
Table 4.13: Reason for change of employment status of household heads	43
Table 4.15: Current income status of relocated households as compared to the old	44
Table 4.16: Transport modality of relocates	45
Table 4.17: Daily transportation need as compared to the old	46
Table 4.18: Daily transport expense of relocates.....	46
Table 4.19: Feeling of relocates about the access to transport	47
Table 4.20: Assessment of the available transport service	47
Table 4.21: Property tenure type in the previous settlement	48
Table 4.22: Quality of the house in the new settlement site	48
Table 4.23: Proximity of the house to their workplace in the new settlement.....	49
Table 4.24: Function of the housing unit	49
Table 4.25: Monthly income of relocates from house rent in both old and new settlement sites.	50
Table 4.26: Relocates engagement in income-generating activity in their plot.....	50
Table 4.27: Relocates engagement in income-generating activity in the nearby market	50
Table 4.28: The time taken to reach the nearby non-local market.....	51

Table 4.29: The price of goods in the market	51
Table 4.30: The relocates interaction with their previous neighbors.....	52
Table 4.31: Relocates participation in social organizations:	53
Table 4.32: Types of social organization they involved	53
Table 4.33: How they informed about the relocation scheme	54
Table 4.35: Did you get time and means to express your priorities?.....	55
Table 4.36: Did you get enough time for preparing to relocation?.....	55
Table 4.37: Are you interesting to go back to your former place?	56
Table 4.38: Their means to construct their house	56
Table 4.40: The relationship between satisfaction level and sex.....	58
Table 4.41: The relationship between satisfaction level and marital status.....	59
Table 4.42: The relationship between satisfaction level and household size	60
Table 4.43: The relationship between satisfaction level and proximity to workplace.....	61
Table 4.45: The relationship between satisfaction level and house quality.....	63
Table 4.47: Multi-Collinearity Test	65
Table 4.48: Goodness of fit test	65
Table 4.49: The ordered logistic regression result table	66

Chapter One

Introduction

1.1. Background of the Study

Urban redevelopment is the name for a set of related measures, policies, and programs aimed at remaking all kinds of blighted areas into districts that will fit into an intelligent plan for the future of an urban center or metropolitan region. More precisely, "Urban redevelopment means a comprehensive campaign or program to attack the problems of blight in a locality- near-in, in subdivision areas, and in between. It is not simply a device for making possible one or a handful of scattered projects. (PAUL A, 2019)

Urban redevelopment commonly termed as urban renewal and urban regeneration. As the business dictionary defines, "urban renewal is the process where an urban neighborhood or area is improved and rehabilitated. The renewal process can include demolishing old run-down buildings constructing new, up-to-date housing, or adding in features like a theater or stadium. Urban renewal is usually undergone for the purposes of persuading wealthier individuals to come and live in that area. Urban renewal is often part of the gentrification process."(Business Dectionary.com)

It is important in a country for improving housing quality; increasing density and reduce urban sprawl; it might have economic benefits and improve the global economic competitiveness of a city's Centre; it might improve cultural and social amenity and it may also improve opportunities for safety and surveillance. (International journal of development and economic sustainability February, 2017)

Globally, the concept of urban renewal as a method for social reform emerged in New York as a reaction to the increasingly cramped and unsanitary conditions of the urban poor in the rapidly industrializing cities of the 19th century. The agenda that emerged was a progressive doctrine that assumed better housing conditions would reform its residents morally and economically. Another style of reform imposed by the state for reasons of aesthetics and efficiency could be said to have begun in 1853 G.C, with the recruitment of Baron Haussmann by Louis Napoleon for the redevelopment of Paris city. (PAUL A, 2019)

In developing countries, the process of urban renewal is still relatively new. Efforts are generally concentrated in solving the problems of urban slums, where 30 to 60% of the urban population resides and which are considered the fastest-growing portion of third world cities. (<https://www.Wikipedia, the free encyclopedia> December, 2017)

In the late 1970s, a series of unconventional strategies, such as slum and squatter upgrading and sites and services, began to replace the previous clearance policies. Most governments started to acknowledge the socioeconomic impacts of slum demolition, while substandard housing, including squatter shanties, was recognized as part of the housing stock. Community upgrading appeared as a way of improving living conditions in informal settlements. By the 1980s, many developing countries adopted an official policy of slum upgrading, realizing the potential for existing squatter settlements to be viable urban communities. (<https://www.Wikipedia, the free encyclopedia> December, 2017)

In Ethiopia, the government in power adopted National Urban Development Policy in 2005 and recognized urban development package in 2006 primarily devoted to urban development with the aim of alleviating the unplanned development of cities, the inadequacy of existing housing stock and shortage of physical amenities caused by rapid rural-urban migration. (Ashenafi and Bilen, 2017). The Proclamation No 455/2005 in its preamble stipulates that “land redevelopment for the construction of dwelling houses, infrastructure, investment, and other services are given the rapid growth of urban centers and increase of their inhabitants”. Article 40 of this proclamation uses the term “urban redevelopment” involving urban renewal, upgrading, and land re-allocation.

Furthermore, the 2005 National Urban Development Policy (UDP), the 2010 Urban Land Development and Management Policy (ULDMP) and the 2008 Resettlement Policy Framework (RPF) issued by the government to address the issues of land acquisition, land use value and information, settlement regularization, urban renewal, compensation, eviction and rehabilitation.

The Addis Ababa city administration decided to regenerate the city through its development policies over the past two decades targeting to narrow the gap of inequality, to improve living standard of city dwellers, to revitalize the city to be suitable for providing urban services to its dwellers as well as to different international organizations (as it is well known, Addis Ababa is the Headquarter of the AU (African Union), UN-ECA (Economic Commission for Africa), the EU (European Union) and Embassies. (Rebecca, 2018)

Urban renewal needs a strategy that helps to implement governmental policies through decrees/proclamations to address the problem of urban decays and to improve the living conditions of residents in dilapidated urban areas. Hence, The Addis Ababa City Administration which is responsible for these huge projects delegated its responsibilities to the Ten (10) Sub cities and 106 woredas to facilitate the implementation of these policies. Mainly *Lideta*, *Kirkos*, and *Arada* sub-cities are highly renewing sub-cities in the city. Since *Arada* sub-city is the oldest and highly renewing area of Addis Ababa and also one of the areas where the early history of the city is most apparent the researcher got motivated to focus on this sub-city. *Arada* sub-city has varied project sites like *Dejach Wubie Sefer*, *Arogey Qera One & Two*, *Gedam Sefer*, *Datsun Sefer*, *Basha Wolde Chillot One & Two*, *Serategna Sefer* and *Erri Bekentu*. The researcher used a systematic random sampling method to select the *Dejach Wubie* project site of the *Arada* sub-city as a study area.

Concerning the magnitude of urban renewal relocation, according to Addis Ababa City, urban renewal office 2007 E.C report the relocation covers 1, 347.0266 hectares in city level and in the *Arada* sub-city it covers 145.95 hectares. According to the report, the urban renewal project displaced 19,954 households in the city level and 8,096 from *Arada sub-city* project sites.

1.2. Statement of the problem

Urban redevelopment is a very important and unavoidable activity if a city needs to be changed and grown. It is important for building the image of the city by improving housing quality, increasing density and reduces urban sprawl; improvement of cultural and social amenities; and the development of the country by improving the global economic competitiveness of a city's Centre. However, its schemes may have a negative impact if it is not implemented properly.

As previous studies have shown, urban redevelopment project schemes in Addis Ababa city have negatively impacted relocated households by disrupting their social and informal interactions, payment of insufficient compensation, joblessness, losing locational advantages, increase transportation expense, disruption of neighborhood ties and lack of basic infrastructures. For example, According to the study by Rebecca (2018), urban dwellers in *Kirkos* sub-city were victimized because of urban redevelopment projects as they lost their social and informal networks, business ties, locational advantages and jobs, and insufficient compensation payments for their losses.

According to the study by Nebiyu (2000), 99% of resettled households relocated from the Sheraton Addis expansion project were highly satisfied. But, the study also demonstrated that the resettlement scheme has resulted in a dramatic increase in the unemployment rate from 1.2 percent in the previous settlement to 11.1 percent in the new site. In addition to this, the study revealed that the partial resettlement scheme led to problems in social integration manifested in the breakup of former neighborhood ties. The study also demonstrated that the disadvantages of moving out from the inner city were the increase in transport costs and the reduction of the monthly income of some household heads.

According to the study by Endashaw (2016), resettled households in *Yeka Ayat 2* condominium faced different social and economic problems especially in basic infrastructures. The findings of the study show that the role of government in solving these problems was insignificant. According to the study by Birhanu (2006), Eviction and relocation to peripheral areas impoverished and marginalized the affected communities.

According to my investigation, there are few studies about the impact of urban redevelopment in Addis Ababa city (Rebecca, 2018; Nebiyu, 2000; Etenesh, 2007 and Endashaw, 2016). Although those studies tried to identify the impacts of urban redevelopment schemes on relocated households they didn't correlate with transport demand and modality, they used only qualitative analysis and descriptive statistics, they didn't identify important variables that affect satisfaction level of relocates and they used only SPSS software to analyze the data.

To minimize, the negative impact of urban redevelopment schemes and increase satisfaction level of relocated households, understanding of socio-economic impacts of the redevelopment

schemes on resettled households, identifying the role of relocates in redevelopment process, and identifying the determinant factors of satisfaction level of relocated households are important.

Thematically, this thesis tries to assess the impact of urban redevelopment schemes on relocated households, the role of relocates in relocates and identifying the determinant factors of satisfaction level of relocated households.

1.3. General objective of the study

The main objective of this study is to assess the impact of urban redevelopment schemes on the relocated urban households in Addis Ababa city: focusing on the *Arada* sub-city.

1.3.1. Specific objectives of the study

- To assess the practice of urban redevelopment and its impact on transportation demand, and modality of relocates.
- To assess the impact of urban redevelopment schemes on relocated households.
- To identify determinant factors for satisfaction level of relocatees.
- To investigate the participation role of relocated households in the redevelopment process.

1.4. Research questions

- ❖ To what extent are relocates participated in the redevelopment schemes?
- ❖ What is the impact of urban redevelopment schemes on relocated households?
- ❖ What are the social, economic and demographic characteristics of resettled households?
- ❖ What are the determinant factors of the satisfaction level of relocated households?
- ❖ What measures would be appropriate to address the problems caused by redevelopment schemes?

1.5. Significance of the Study

This study is needed because of the following reasons. First, this paper is not only limited to assessing the impact of urban redevelopment on relocated households rather it will identify important variables that could affect the satisfaction level of relocated households and will also

measure the extent at which independent variables affect the satisfaction level of relocates by inferential analysis method. So, this paper will be important to give empirical evidence, to bridge the research gap and would bring additional knowledge on the impacts of urban redevelopment on the lives of displaced people and the topic of redevelopment in Ethiopia and to give tangible evidence to development planners.

Second, unlike previous studies, this research shows the relationship between urban redevelopment and transport demand and modality of relocates in relocated areas. So, it will be important as an input for providing transportation-related policies. Even if researches have been conducted on this issue, the role of the government to solve the problem is still insignificant and the issue is very alarming. So, the researcher motivated to investigate the problem with numerical and tangible evidence; and give possible recommendations which might help in improving the situation.

Generally, the researcher's motivation to investigate this study is directed to fill the gap of previous studies discussed above such as urban redevelopment impact on transportation demand and modality, to measure the extent of effect of independent variables on the satisfaction level of relocated households; and for providing new insights that helps in improving the redevelopment schemes and its implementation procedures; and minimize future risk of redevelopment induced disruptions.

Therefore, it is important to investigate problems on the ground in the sub-city and offer certain contributions by providing new insights that help in improving the implementation procedures, by assessing the satisfaction level of relocated households including determinant factors for their satisfaction and filling the gap of previous studies. Furthermore, the study might contribute to the literature related to the Urban Redevelopment impacts, satisfaction level determinants as well as, it could be an input to the decision-makers in the policymaking process that embraces people's interests to be included in the policies.

1.6. Scope of the Study

The Scope of this research in terms of theme is limited to the impact of Urban Redevelopment on the life of relocated households and In terms of geographical location; this study is limited to Dejach Wube Project site of *Arada* sub-city. According to the sub-city statistics people have

been mainly relocated from the Sheraton expansion project site, *Gedam Sefer*, *Arogew Qera 1 & 2*, *Basha wolde Chilot 1 & 2*, *Dejach Wube Sefer*, and *Datsen Sefer* for different reasons such as investment, road construction and governmental institutions expansion.

Among the redevelopment sites, the researcher has selected one project site (i.e. *Dejach Wubie*) randomly. Therefore, the study focuses on one of the renewal project sites in order to accurately collect the data that could be a model to the rest of the Sub-city renewal projects as well as the city.

1.7. Organization of the paper

This research paper is organized into five chapters. The first chapter presents the background of the study, statement of the problem, objectives of the study, research questions, significance of the study, the scope of the study, organization of the paper and ethical considerations. Chapter two deals with the review of related literature and the third chapter presents the study methodology including description of the study area, research design, and study population, sampling techniques, tools of data collection and methods of data analysis. Chapter four discusses the findings of the thesis covering qualitative and quantitative analysis of the collected data. The final chapter summarizes the main findings of the research and forwards concluding remarks, and policy recommendations.

1.8. Ethical Considerations

Ethical consideration has been seriously taken into account in this study so that the concern, integrity, anonymity, consents, and other human elements of the participants and interviewees were protected. The researcher requested the informants for their voluntariness by informing the objectives and outcomes of the research before embarking on the real data collection process. Not only them but also, all the selected study participants were requested kindly whether they agree to participate in the study or not. The researcher/data collectors also insured them that any information concerning them has never be passed to other unauthorized persons and institutes without their permission. And, I have never mentioned the name of the respondents in any part of the paper.

Chapter Two

Literature review

2.1. Definition and concepts

Urban redevelopment is the process of renewing decayed, slums or underutilized settlements for a better change, proper use of the scarce resource land, and to improve the life of residents located in the area. But, in our country urban redevelopment is not for improving the life of residents located in the inner city. It has multiple interchangeable terms like urban renewal, urban regeneration, urban rebirth, urban revival, and urban reinforcement. But, since urban renewal is the most commonly used term for urban redevelopment the researcher used urban renewal for this study. Its definitions are different based on the policies directions they want to address/focus; it maybe focuses on the physical aspect, social aspect, economic aspect or both. (PAUL, A. 2019)

Urban renewal often refers to the clearing out of blighted areas in inner cities to clear out slums and create opportunities for higher class housing, businesses, and more. Modern attempts at renewal began in the late 19th century in developed nations and experienced an intense phase in the late 1940s under the rubric of reconstruction. The process has had a major impact on many urban landscapes and has played an important role in the history and demographics of cities around the world. Urban redevelopment commonly termed as urban renewal, which is the process where privately owned properties within a designated renewal area are purchased or taken by eminent domain by a municipal redevelopment authority and then reconvened to selected developers who devote them to other uses. (<https://www. Wikipedia, the free encyclopedia> December, 2017)

Urban renewal is an improvement that includes a wide range of activities such as, modernization repair and maintenance of building and infrastructure, the improvement of the urban environment, the upgrading of social and commercial services and related facilities, and preservation of architectural and cultural heritages (Ashenafi, 2001). The term „urban renewal“ has three different meanings: Renewal- the demolition, clearance, and construction of a whole area.

2.2. The Concept of housing satisfaction

In order to understand the concept of residential satisfaction or housing satisfaction as some scholars usually use it, firstly, I have taken the terms apart as housing and satisfaction and define them separately and secondly, define the concept of housing satisfaction or residential satisfaction together.

The meaning of housing is different for different individuals since everyone interprets it according to his own personal life experience. For example, Merriam Webster dictionary defined as it is the space taken out of a structural member (such as a timber) to admit the insertion of part of another. Further, housing is a multidimensional phenomenon, including structural type (e.g. single-family home), tenure (own or rent), location and political jurisdiction (Mohammed and Adel, 2014).

The basic issues raised in the definition of housing is the physical shell (i.e., protection from climatic risks, provision of space for sleeping, food preparation, etc.) or a combination of both internal and external facilities including access to workplace, transportation, school, health service etc.

Satisfaction: - is customer's judgment of the extent to which a product or service is providing a level of consumption-related fulfillment. A process of evaluation between what was received and what was expected (Parker and Mathews, 2001). Merriam Webster dictionary defined satisfaction as it is the fulfillment of a need or went/discrepancy between aspiration and achievement/. Satisfaction is a feeling of happiness or content with something: the condition of being satisfied /Merriam Webster/. Satisfaction is consumer's judgment of the extent to which a product or service is providing a level of consumption-related fulfillment (Aga and Safakli, 2007).

The goal of human settlement is the happiness of all human beings, where the housing needs of everyone are satisfied without affecting the man-nature relationship and compromising the legitimate interest of other people. (Nebiyu, 2000)

Residential satisfaction: is an individual's satisfaction with both the house as a distinct physical product and the environment or neighborhood; noting that residential satisfaction encompasses both housing and neighborhood satisfaction. (Lee and Park, 2010)

The concept involves an extensive range of experts and professionals; some of them try to define the term from one dimension while others try to define it from multi-dimensional perspectives. For instance, from the spatial aspect, housing satisfaction can be defined as it encompasses satisfaction with a dwelling unit, neighborhood and the area (Eziyi and Dolapo, 2012). From the social aspect, residential satisfaction can be defined as it becomes the preeminent social indicator employed by housing developers, analysts, and policymakers alike during the last decade (Mohammed and Adel, 2014). Besides that, the concept of housing or residential satisfaction is often employed to evaluate residents' perceptions and feelings for their housing units and the environment (Mohit et al. 2010).

Contrary to the above, many experts and professionals have realized that residential satisfaction is a multi-dimensional aspect. For instance, Amole (2009) observed that residential satisfaction is determined by a mix of factors that include not only the house and its physical qualities but also the surrounding neighborhood and social quality of the surrounding. Furthermore, Mohit et al., (2010) pointed out that the objective measurement of residential satisfaction deals with the physical characteristics, facilities, services and environment. People who are highly satisfied with their residential environment tend to stay, while those who are dissatisfied are likely to move. At the same time, the levels of residential satisfaction depend on individual characteristics, the characteristics of housing unit, the community structure and the social bonds that link the household with the community (Nebiyu, 2000).

The habitability of housing is portrayed as a human concept, which involves four interacting "sub-systems" - the tenant sub-system, the dwelling sub-system, the environment sub-system, and management sub-system. (Nebiyu, 2000)

The "dwelling sub-system" includes the quality of the internal space, the household facilities, the privacy within the dwelling, and so forth. The "environment sub-system", on the other hand, includes the availability and nearness of the social services including a health center, education center, cultural center, and the surrounding neighborhood. (Nebiyu, 2000)

The "management sub-system" includes the rules and regulations that are set up by the concerned administrative body regarding either the administration of the housing unit or the housing project as a whole and the other components of the community of which the units and the projects are part of the combination of both. The "management subsystem" has an influence on the degree of satisfaction of the inhabitants. The way the management responds to necessary repairs, the manner in which rent is collected, facilities provided for the residents regarding their household garbage, the rules which forbid the tenants from making certain modifications are some of the attributes of residential satisfaction from the "management subsystem". (Nebiyu, 2000)

Lastly the "tenant subsystem" is the central focus of the concept since it is the recipient of all the feedbacks from the other three subsystems. The study showed that most of the negative attributes to residential satisfaction were interrelated. For instance, the complaints about the location of the market place in relation to the location of the housing unit were interrelated to the inadequacy and inefficiency of public transportation. (Nebiyu, 2000)

Addis Ababa Master Plan Project Office (AAMPPO) made a study regarding housing satisfaction in Addis Ababa, in 1984. The study attempted to identify the main causes of housing dissatisfaction of the city's residents and found out that lack of physical infrastructure such as drainage and sanitary, lack of water supply, garbage collection, lack of schools and health facilities were identified to be the main causes of residential dissatisfaction.

Nebiyu, B. (2000) has made a study on the impact of development-induced urban resettlement schemes on relocated households and assessed the satisfaction of the relocated household heads regarding the provided housing unit, social services, and community locations, and the utilities and services provided separately. The research used a comparison method between the old and new settlements in order to measure the level of satisfaction of the household heads and conclude as the resettlement scheme gave consideration only to the housing unit leaving aside the social and physical facilities needed by the affected communities. Because, concerning the housing system such as toilets, kitchen, and the construction material of the new dwelling units almost all relocated households' heads were satisfied and concerning the physical utilities and services, the research also identified that 75 percent of the relocated household heads were not satisfied.

But, regarding the available social services and community locations, about 90 percent were highly dissatisfied.

Nebiyu, B. (2000) identified a number of factors that influence the residential satisfaction of the occupants other than the dwelling unit itself. These factors include the available services attached to the housing unit, the surrounding neighborhood, and the social and physical infrastructure available within the neighborhood.

To summarize the residential satisfaction of the tenant, they are influenced by not only the available housing unit, but also by the services attached to the dwelling unit, the setting or surrounding neighborhood, and the available social centers and social bonds within the residential community. The next part of the paper briefly discusses the causes of urban redevelopment.

2.3. Causes of urban renewal

The development of urban centers is important to bring economic success, to increase the standard of living to the city dwellers, and to develop urban centers. The causes of urban renewal are related to the problems of urbanization. Some of the major causes of urban renewal, which manifest in most of the urban centers, are: (Balchin et al, 2000)

2.3.1. Physical oldness

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

2.3.2. Economic transition

Urban centers are the main space that hosts dynamic activities and continuous changes that could be major economic forces and reasons for their developments. i.e. Industries, transport, information, and services. Therefore, urban centers need to adapt themselves to the continuous changing world. Adaptation and replacement of buildings are mainly due to economic pressure than a physical deterioration (Balchin et al, 2000). Therefore, the inner city area, which was once active, could be totally out-of-date unless it adapts to the changing demands. In the process,

economic development could lead to the expansion of business and hence the competition for inner-city land will be intensive.

2.3.3. Social and Community Issues

The inner-city decline brings effects that have a direct impact on the livelihood of the individuals. The problems in inner cities are congestion, substandard unsanitary houses where the poor who have no choice left on the neglected and old part of the city. As the communities become more marginalized, the empty buildings and space encourage vandalism and urban crime (Richard and Power, 2000). Therefore, the inner city area needs to be updated to protect dwellers against urban crime and harm. Having this, the next part will briefly describe urban redevelopment approaches.

2.4. Urban renewal Approach

There are three common approaches to urban renewal. These are slum clearance and resettlement, rehabilitation and conservation, and slum and squatter upgrading.

Slum clearance and resettlement: In slum clearance and resettlement schemes existing structures are removed and the cleared land is reused for new projects. There are three common reasons for adopting this approach. i.e. (Katharine, 2013)

- a. City beautification or improvement:** - It is largely driven by the politicians' belief that only new and modern housing is valuable.
- b. Reduction of crime and health problems:** - In the opinion of this group slum areas are considered as breeding grounds for social and health problems and these problems of low-income settlements could be solved by merely changing the physical environment.
- c. Effective use of land and provision of public facilities:** - Following a physical and economic growth in inner-city areas there is commonly a rise in land values. This, in turn, exerts pressure to redevelop with projects of a higher return.

(Mihretu, 2005), describe as practical experiences throughout the world show that slum clearance and resettlement has largely turned out to be ineffective as resettlement areas are often poor providers of employment, incur additional travel expenses on residents and these areas often

suffer from poor infrastructure. Hence its effect on low-income settlements has been adverse. It has destroyed social systems and small businesses.

The provision of replacement shelter has become an economic burden to cities. Slum clearance and resettlement has in many cases worsened the situation of the cities because those evicted have crowded into untouched areas leading to a further deterioration of the urban environment. The rich social fabrics of old settlements have been destroyed. Low-income people have always tended to return to the inner city and find alternative ways for shelter since the inner city is where they can find employment. So, this approach is rejected in trends around the world.

Rehabilitation and conservation: The approach of rehabilitation and conservation came about as a result of the ineffectiveness of slum clearance schemes. The strategy was to retain the existing settlements and make improvements. The problems of the inner city should be tackled on-site according to this approach. According to Kirby, rehabilitation and conservation are about ‘residential rebuilding to eliminate the environmental and structural deficiencies which cause a dwelling to be regarded as out-of-date or sufficiently obsolescent to be unsuitable for continual occupation. (Mihretu, 2005). The weakness of this definition is that it makes no reference to social rehabilitation. Socio-economic situations facilitate the rate of urban deterioration and need to be addressed.

The approach gives emphasis to existing urban patterns and features and recommends their conservation and continued use. Rehabilitation requires a high degree of social organization and responsibility. It could result in relocation /temporary or permanent/. The relocation can be temporary until rehabilitation work is done or it can be permanent if there is a rise in property value, a rise in rent, a better situation in makeshift accommodation or a decrease in a number of units. There are two types of residential rehabilitation. The households may be moved to temporary accommodation and return when the renovation work is finished or they may remain and invest in improving housing, the environment and social conditions (Endashaw, 2016).

Slum and squatter upgrading: This is a comprehensive developmental approach where the original population stays on-site and incrementally upgrades with or without public or NGO assistance. Such an approach has the capacity to empower, add pride in the area of residence and maintain social links of the community. It can transform the neighborhood by the installation or

improvement of infrastructure, rearrangement of layout, an extension of social services, the legislation of tenure and provision of financial and building assistance. Squatter settlements are legalized and there is an improvement in infrastructure (Mihretu, 2005).

From an economic perspective, legalization conserves investments in the housing stock and infrastructure and also considerably cheaper per unit than demolition and new construction. It enables residents to avoid joblessness that is associated with relocation and ensure employment opportunities. From a social perspective, it assists in the preservation of kinship and can facilitate the transformation of squatter settlements into mature integrated communities and promote economic and political stability. (Mihretu, 2005)

From a political perspective, relocation raises the risk of discontent towards the political system. Current situations in developing countries make it impractical to expect inner-city areas to be free of slums. For this reason, macro-economic policies and institutional reforms are a crucial part. The promotion of long term economic growth, the creation of employment opportunities and the reduction of poverty and inequality are significant contributors to the situation of housing. (Endashaw, 2016)

2.5. Modes of urban redevelopment implementation

Countries implement different kinds of urban renewal projects mode that fit their local context. Some modes of employment, which are frequently used, are discussed here: (Rebecca, 2018)

2.5.1. Government

This kind of urban renewal implementation mode is very common in developing countries and in a country where there is no free economic system. The government carries out every task of the renewal project in the inner city. Planning, budgeting, and financing identifying the areas that should be developed, coordinating the relocation of people, clearing urban spaces for investment, calling for potential investors and facilitating as well as negotiating and signing agreements, etc. are the government role in the urban renewal projects. (Robert and Skies, 2000)

2.5.2. Partnership

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

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

According to Robert et al, 2000, there are different kinds of partnerships in relation to urban renewal: which are:-

- a. **The synergy model:** - is a model that combines the knowledge, resource, approaches, and operational culture. It enables partner organizations to achieve more than what they used to before.
- b. **The budget enlargement model:** –a model in which partners get additional finance due to their harmonized work.
- c. **The transformational model:** – it focuses on the benefits gained by exposing the different partner to the assumption and working method of the others.

2.6. Impacts of urban redevelopment on a relocated household

Urban redevelopment has an impact on social and community interaction and the economy of relocated households.

2.6.1. Impact of urban redevelopment on Social and Community interaction of relocated households

Urban renewal causes eviction and relocation of people or business from their original places, hence, people isolated from inner cities were likely to lose important locational advantages linked to their survival, resettlement as well as its own impact on the low income households income, education, health service, social network and transportation (Gebre, 2008). Furthermore, it results in landlessness, joblessness, homelessness, and food insecurity, loss of access to common property resources and social disarticulation were the risks associated with urban relocation (Misikir, 2014).

According to the study by Rebecca (2018), urban dwellers in Kirkos sub-city were impacted by losing their social and informal interactions, business ties, locational advantages and jobs, and insufficient compensation payments for their losses because of urban redevelopment projects.

According to the study by Endashaw (2016), Yeka-Ayat 2 condominium resettled households faced different social and economic problems, especially in basic infrastructures. The findings of the study show that the role of government in solving these problems was insignificant.

According to the study by Nebiyu (2000), the unemployment rate in the Sheraton expansion project relocates increased from 1.2 percent in the previous settlement to 11.1 percent in the new site. In addition to this, the study revealed that the partial resettlement scheme led to problems in social integration manifested in the breakup of former neighborhood ties. The study also demonstrated that the disadvantages of moving from the inner city were the increase in transport costs, disruption of former neighborhood ties and the reduction of the monthly income of some household heads.

2.6.2. Impact of urban redevelopment on relocates' economy

In developing countries, for the purpose of urban renewal, people move to the peripheries as the land is required by the governments. These areas need the provision of infrastructures like road, power line, water pipes, and drainage line. This requires a high development cost that draws on the financial capacity of the municipal government. In many cases, the municipality cannot afford to provide and people remain deficient in basic means of life. Because of this most of the

residents are exposed relative to the high cost of living. There are also limited work opportunities in the area. The challenge is perhaps more intense to the dislocated and evicted community since they lose their means of livelihood (Endashaw, 2016).

According to Yakob, 2015, the relocation of people from slum to the outskirts of the city resulted in the disturbance of neighborhood social networks, education, transport, health service access, and traditional institutions. The study also identified that displaced people have been more vulnerable to the urban economic shock more than the non-displaced people. In addition to income interruption, relocation has exposed the displaced people to the extra expense which made their saving abilities worse.

2.7. Urban redevelopment policies and strategies in Ethiopia

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

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

- ❖ **To reduce urban unemployment to below 20%:** of the economically active population and thereby reduce urban poverty by increasing urban income levels and income equity: Support small and microenterprises and accelerate the creation of urban-based employment, particularly where this complements rural linkages and delivery of housing and basic services;
- ❖ **To reduce slum areas in Ethiopia’s main cities by 50%:** Launch a national integrated housing development program that scales up Addis Ababa’s initiative, based on lessons learned, and which integrates public and private sector investment with microenterprise development and provision of basic services;

- ❖ **To increase access to land and basic services:** Ensuring that there is sufficient access to land for the poor, for small and medium enterprises and for formal private sector industrial and commercial investments; and
- ❖ **To strengthen urban-rural and urban-urban linkages:** by consolidating efforts in the larger towns and launching a small-town development program.

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

2.7.1. Proclamations and Regulations on Expropriation of Landholdings for Public Purposes

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

2.7.1.1. Power to Expropriate Landholdings

A Woreda or an urban administration shall, upon payment in advance of compensation in accordance with this Proclamation (proclamation No 455/2005), have the power to expropriate rural or urban landholdings for public purpose where it believes that it should be used for a better development project to be carried out by public entities, private investors, cooperative societies

or other organs, or where' such expropriation has been decided by the appropriate higher regional or federal government organ for the same purpose.

2.7.1.2. Notification of Expropriation Order

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

2.7.1.3. Responsibilities of Woreda and Urban Administrations on the implementation of the proclamation

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

2.7.2. Payment of Compensation for Property Situated on Landholdings Expropriated for Public Purposes

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

2.7.2.1. Compensation for Buildings

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

installing, and connecting utility lines of the building should also be included. (Proclamation No. 135/2007)

2.7.2.2. Compensation for Relocated Property

The amount of compensation for a relocated property shall be determined by computing the estimated costs of labor, material, and transport to be incurred at market value for removing, transferring and installing the property. (Proclamation No. 135/2007)

2.7.2.3. Provision of Replacement Urban Land

The provision of replacement land to an urban dweller whose landholding has been expropriated for the public purpose shall be governed by directives issued by the Regional States in accordance with Article 14 (2) of the Proclamation. (Proclamation No. 135/2007 article 14(2))

2.7.2.4. Properties for which Compensation is not payable

There shall be no payment of compensation with respect to any construction or improvement of a building, any crops sown, perennial crops planted or any permanent improvement on land, where such activity is done after the possessor of the land is served with the expropriation order. (Proclamation No. 135/2007)

2.7.2.5. Evidence of Possession and Ownership

Any person who claims for payment of compensation in accordance with the Proclamation and these Regulations shall produce proof of legitimate possession of the expropriated landholding and ownership of the property entitling compensation. (Proclamation No. 135/2007)

2.8. Local development plan practice in Ethiopia

LDP is a lower level urban plan, which is prepared within the framework of a structured plan. It is detailed and focuses on the specific locality of an urban center for immediate implementation. It is, therefore, an important tool for the implementation of structure plans proposals. LDP is a detail development plan of a defined locality. LDP is a statutory instrument that zooms out the general and broader proposals of a structured plan of an urban center. It serves as a transition between a structure plan and projects in the process of implementation of urban plans. The key

elements of an LDP include a detail land-use plan of the area (two and three dimensional); proposals of major infrastructure networks; proposals of key socioeconomic measures; implementation strategies; regulations; standards & norms. (LDP Manual, 2006)

The content of LDPs needs to cover the physical, economic, and social fabric of an urban area. The scope of the plan should also include a brief presentation of an existing situation, development proposals for the area in question, implementation strategies for the proposed development actions, mechanisms for monitoring and evaluating the implementation process. (LDP Manual, 2006)

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

2.9. International experiences on urban redevelopment initiatives

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

2.9.1. Urban Redevelopment Experiences in China

In China, all urban land is owned by the state. A land market was largely absent for nearly four decades until the 1987 land reform, which legalized paid transfers of urban land use rights. This reform dramatically changed the pattern of land development and the spatial structure of Chinese cities by spurring urban development. However, redevelopment projects were not attractive to the emerging private developers because regulations required on-site replacement of demolished housing and the provision of community facilities, in addition to imposing numerous fees and charge. These regulations resulted in a low level of inner-city redevelopment activity after the land reform despite a rapidly increasing demand for properties (Xin, 2018).

After the early 1990s, a series of institutional changes stimulated intensive and large-scale urban (re)development in Chinese cities. Fundamentally, the administrative and fiscal relationships between the central and local states were reconstructed and decentralized during this political devolution. On the one hand, the decision-making authority on local affairs was transferred from the central government to provincial and city governments (Zhang, 2012). Since then, these governments have been allowed to formulate and implement their urbanization strategies, including (re)development projects, with little intervention from the central state.

Chinese cities have gradually adopted the financing model applied in Hong Kong, Seoul, and Singapore, which allows developers to provide compensation for buildings and urban land given up for redevelopment. During the course of these changes, local states and developers formed growth coalitions to boost land (re)development for rapid growth (Zhang, 2012)

A "growth machine", as initially conceptualized by March, 1976, formed during China's economic decentralization processes. The growth coalition and the growth machine are both results of neo-liberal urbanism, which emerged in response to multiple difficulties and crises, and to the desire for rapid development. (Xin, 2018)

Redevelopment in China is an enormous benefit for different parties and groups in the emerging market economy and contains elements inherited from the planned economy. For property developers, redevelopment provides opportunities for considerable capital gains. For local states, it attracts capital inflow, boosts employment, increases tax revenue, and strengthens governance. For some government officials, it provides opportunities for rent-seeking and corruption. The

redevelopment also delivers political premiums to those climbing the career ladder in a bureaucratic system that privileges the physical growth of cities. Many residents affected by redevelopment are forced to fight for compensation and live uncertain lives because their houses (and often their livelihoods) are demolished. (Xin, 2018)

2.9.2. Urban Redevelopment Experiences in Germany

Since the 1970s, the federal government started a large urban redevelopment program in the states of previous West Germany, indicating a significant change of policy from external expansion to inner-city rehabilitation and improvement. It aims at modernization and improvement of buildings and urban infrastructure in cities and towns, either in the city Centre or other parts of the city. The Federal, the State and the City government each share 1/3 of the project cost. All the measures and procedures follow the Urban Redevelopment Law (which was originally introduced as a separate law, but it was later incorporated in the Federal Building Code, 136 to 164b). Urban redevelopment is not obligatory for the city government. According to 142BauGB, the city government may, but not must take measures of urban redevelopment. In Germany, since the 1970s, the whole country has widely recognized the importance of urban conservation. Therefore, most cities have decided to take measures and applied for funds from the federal government. After reunification in 1989/1990, this program extended to the eastern states. In Berlin, there were 38 redevelopment areas in the western part before reunification. After Berlin became the new capital of Germany in 1990, the Senate Department for Urban Development designated 22 areas for redevelopment projects by three redevelopment statutes. In 2007, the federal government provided 160 Million € for all the states, including 532 projects in former eastern states and 518 in former western states. After 10 years in 2003, almost half of the apartments were renovated; the population grows continuously at an average of 8.5%, in the eastern redevelopment area at 10%. (Li Fan, 2008).

Public funds play a key role in restoration. With the federal funding program, many houses were restored. Government subsidies, no-interest loans, tax benefits, private investment are working together in the restoration process. During the whole process of renovation, the aim is always focused on improving living conditions. Not only buildings are equipped with modern facilities, but also public space and heritage are paid attention, such as children's playgrounds, schools, and green open spaces. The local residences also play an important role in redevelopment. The

representatives of the residents meet local authorities once a month to express their opinions about restoration and discuss. They take part in the discussion of a plan. The topics for discussion include street renovation, playing ground, transportation regulation and so on. (Li Fan, 2008)

Urban redevelopment in Spandauer Vorstadt (one of the redevelopment sites) has many positive effects. Some pilot projects created a big awareness and interest in private investment in building restoration. The owners and investors began to join the project. By subsidies, more job opportunities in handwork and local small scale businesses were created. Positive effects also include the improvement of education in special handwork techniques and professions. Besides, the need for investigation promotes the development of new modern technological innovation and new working fields. Job opportunities in creative work were also created. (Li Fan, 2008)

Culture heritage conservation

Cultural values are preserved, and the area was saved from planned demolishment. Although many buildings are in bad condition, maximum efforts were made to restore them. Under the supervision of the State Monument Conservation Office, most buildings were renovated. Historic quarters are the memories of the past, and the valuable historic buildings from different periods represent cultural varieties. By restoring historic houses, cultural heritage is connected with modern culture. Therefore, urban heritage conservation is not the only contribution to the past, but also to rich culture today, and tomorrow. (Li Fan, 2008)

Outcomes from the Redevelopment Programs

The positive effects of those programs in Berlin were rather remarkable. Not only cultural values are preserved, but also social, cultural and economic development is effective. Ten years after the implementation of the promotion program in Berlin, the project manager, of the Senate Department for Urban Development, summarized the positive results of the program as: (Li Fan, 2008)

- Cultural value is preserved. Historic quarters are the memories of the past. The valuable Historic buildings from different periods represent cultural varieties. By restoring historic houses the cultural heritage is connected with modern culture. Therefore, urban heritage

conservation is not the only contribution to the past, but also to rich culture today and tomorrow.

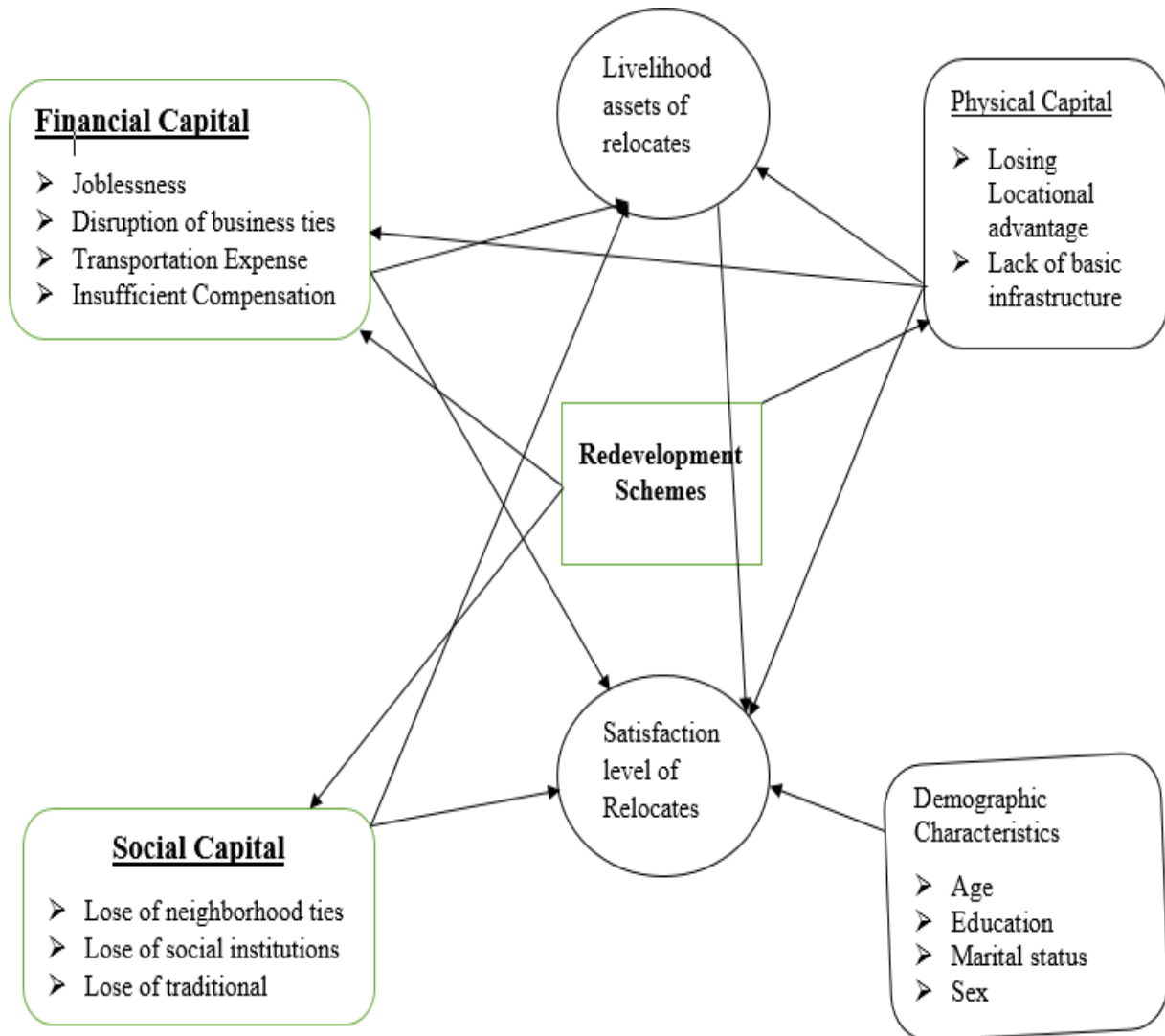
- Regional economics and local handwork are supported. From 1991 to 2001 there are 424 buildings with 175 Million € funded. Together with the private funding 135 Million €, 369.7 Million € was invested. If we take the multiplying factor of building construction to the economic development as 1:6, the result of economic GDP is 2.2 Billion €.
- A private ownership structure is promoted. The subsidies are always together with the contribution of owners themselves. Due to the high cost of renovation, only with the support of the public funding could owners afford to restore houses with high quality. Owners get advice for restoration and hence are supported.

Implementation

The decay process of the buildings stops and historic quarters are vitalized. With the subsidies and owners' financial contribution, historic buildings are saved from deterioration. This successful example shows that conservation or redevelopment as a way of urban development, instead of new construction promotes not only economic growth, but more important, cultural values are kept during the restoration process. (Li Fan, 2008)

2.10. Conceptual framework of the problem

*Figure 2.1.*Shows the impact of relocation schemes on relocates



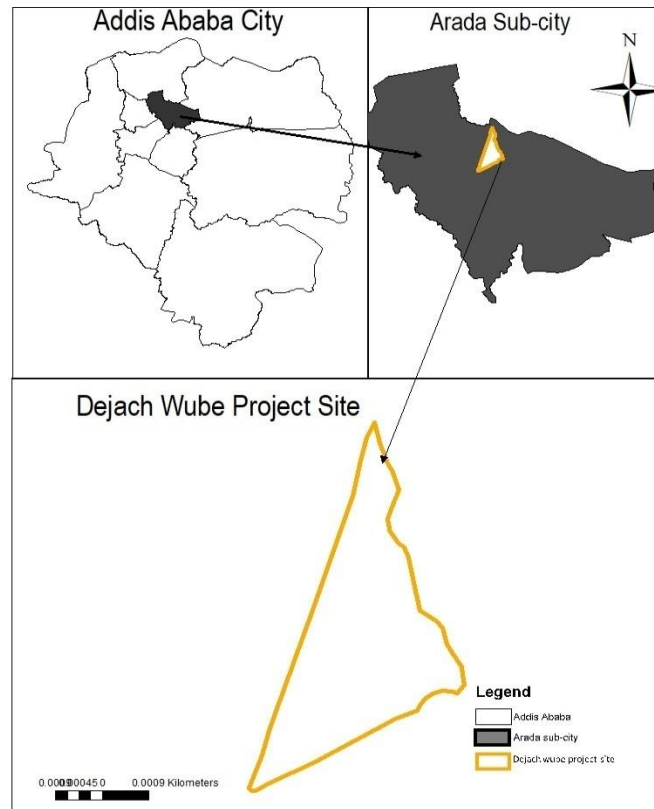
Source: Own source, 2019

The above conceptual framework is framed by the researcher to summarize the reviewed literature that strengthens the raised issues in the study. Additionally, to illustrate the urban redevelopment interventions unfavorable consequences during the implementation of citizens which are categorized as variables that allow answering the issues rose in the study.

Chapter Three

Research Methodology

3.1. Background of the study area



Source: *Ethiopian Geospatial Institution (shape-file), 2019*

Figure 3.1: Study area map

Addis Ababa is the capital and largest city of Ethiopia. It is the seat of the Ethiopian federal government and center for social, economic and politics for the country. According to CSA 2007 census, the population of Addis Ababa has estimated to 2,792,000 inhabitants and currently it is estimated about 3,604,000 inhabitants. (CSA, 2013) Administratively, the city is having three layers of government: city administration, sub-city administrations, and woreda administrations. It has 10 sub-cities and 106 woredas. Arada sub-city is one of the sub-cities of Addis Ababa which is the oldest part of the city and also one of the areas where the early history of the city is most apparent. The study area (Dejach Wube project site) is also one of the famous places located in Arada sub-city which is the oldest part of the city.

The population size of this study area is the number of relocated households relocated from the project site (i.e. *Dejach wube project site*). The data is taken from Arada sub-city urban renewal office.

Table 3.1: Dejach wube project site relocates statistics based on property tenure type

Relocates by property tenure type		Number of relocates	
From <u>keble</u> -owned houses	From state-owned houses	540	612
From compensatory houses		4	
From QBR (<u>Kiray betoch</u>)		68	
From private-owned houses	From private-owned houses	121	121
Total relocates		743	743

Source: Arada sub-city urban renewal office, 2019

3.2. Research Design

A mixed research approach is applied for this study to provide adequate answers to the research questions. The mixed approaches help to gain accurate answers to the research problem by extracting the appropriate qualities from both approaches; in qualitative approach dominantly used designs are ethnography, grouped theory, case studies, and phenomenology research. Thus, Case study is used for this study due to its advantage of providing much more detailed information by describing the role of relocates in the redevelopment process, describing what happened, where, when, by whom, to whom, and with what consequences in each case occurred. Whereas in quantitative approach, dominantly used designs are experimental and non-experimental (survey research). Thus, non-experimental design (survey research) is used to provide a quantitative or numeric description of social, economic and demographic characteristics of relocates, to investigate determinant factors for satisfaction level of relocates, to describe the transportation demand and modality of relocates numerically. Therefore, the researcher used cross-sectional survey research design for this study.

The researcher has also used soft wares' like statistical package for social studies (SPSS) in order to put the data through frequency and percentages to make interpretation of findings in an easy way and STATA to investigate and interpret the impact of determinant factors for satisfaction level of relocated households.

3.3. Sampling Technique

According to Arada sub-city, 2007 report 743 households are relocated from Dejach Wube project site of Arada sub-city. In this research paper, both probability and non-probability sampling techniques are applied to select the samples which represent total relocated households of the sub-city. From the probability sampling techniques in this research paper stratified random sampling is selected in order to give equal chance for households relocated to different relocation sites, simple random sampling to select sample informants from relocates and to select project sites from the sub-city. From the non-probability sampling techniques, purposive sampling is chosen to collect data from the targeted informants.

The main data source of this research paper is primary data collected through questionnaire, observation, and interviews, and secondary data from different sources. The sample of the data has taken from the selected project site to represent all relocated households in the sub-city.

3.4.1. Sample Size and Selection of the Required Samples

According to Arada sub-city urban renewal office 2007 E.C report, the total number of resettled households from the Dejach Wube project site was 743. In order to have a reasonable sample size of the relocated households, the researcher decided to take only 13% of the housing units based on the homogeneous nature of the displaced group of communities particularly in their economic and social life to reduce variation, simplify analysis and facilitate data collection process, which consequently consisted of 101 households.

To represent the population being studied, a stratified sampling method was employed. The initial stratification involved the classification of the total housing units depending on the site of resettlement. The table below shows, as the data collected from selected households from each stratum/resettlement area based on proportion.

Table 3.2:- Samples based on stratum

No.	Resettlement site	Number of relocated households	Represented samples (13%)
1	Yeka Ayat 2 & 3	336	44
2	Gelan 3	114	15
3	Bulbula	91	12
4	Kebele house	56	8
5	Regularized	9	2
6	Jemo 1,2 & 3	104	14
7	Mebrat hail	14	2
8	Mikililand	5	1
9	Mekanisa	2	1
10	Goffa	12	2
Total		743	101

Source: Addis Ababa city urban renewal office, 2019

3.5. Tools of Data Collection

It is evident that any research depends on data that can be gathered through different tools. The quality of the research finding is highly influenced by the reliability of data and efficiency of data gathering tools.

3.5.1. Questionnaires

Questionnaires are the most important data-gathering tool that has prepared in this research. This method of data collection is quite popular, particularly in the case of big inquiries. It is being adopted by private individuals, research workers, private and public organizations, and even by governments. The researcher has prepared both closed-ended and open-ended questions for the respondents in written forms. Since there were respondents who can't read and write, the researcher or data collectors read the questionnaires to respondents to fill out their responses in the questionnaire paper during the data collection period.

Additionally, the questionnaires have prepared both in Amharic and English versions to get reliable data from the respondents. The researcher choose this method due to its low cost even when the universe is large and is widely spread geographically, it is free from the bias of the interviewer; answers are in respondents' own words and respondents have adequate time to give

well thought out answers. Close-ended questionnaires are used to generate statistics in quantitative research, and open-ended questions are used to describe qualitative research. All samples of relocated households participated in the questionnaire.

3.5.2. Interview

It is the second tool for gathering data when data gathered through the questionnaire is not satisfying and needs some personal elaboration. The researcher has used a structured interview checklist and recorded their responses through a smart phone. Finally, their responses were organized and analyzed qualitatively. In this research paper, the researcher uses this method to get more information and to obtain in greater depth.

3.6. Method of Analysis

The analysis part of this paper is conducted by both descriptive and inferential analysis methods depending on the type of data collected. The data analysis in this study comprised the coding, classification, and tabulation of evidence. In analyzing the qualitative data the researcher followed narrative writing and the quantitative data followed the descriptive and inferential analysis methods.

3.6.1. Descriptive analysis

Descriptive statistics is one of the techniques used to summarize the data collected from a sample representing a given population. Descriptive statistics such as mean, percentage, and frequency have been used during data analysis. It is used to compare and contrast different categories of sample units with respect to the desired characteristics so as to draw some important implication of the data. Finally, a statistical software program, SPSS (Statistical Package for Social Sciences) will be used to analyze this section of the data.

3.6.2. Inferential analysis

Also, the econometric analysis method is used to understand the effect of independent variables on the dependent variable and to know to what extent the independent variables affect the dependent variable. In this research paper, relocates satisfaction level is the dependent variable and other social and economic variables are considered as an independent variable. The

dependent variable fulfills the key assumptions of the ordered logistic regression model to examine determinant factors of satisfaction level. Because, the satisfaction level is a categorical variable that can be ranked as high, moderate, and low.

Multinomial logistic regression is not chosen for this study as the interpretation of coefficients, because my dependent variable is naturally ranked and can't be interpreted by multinomial logistic regression. The binary logistic regression model also not chosen for this study, because my dependent variable is not binary (0, 1) and logistic regression can't interpret the data. Ordinary least square model is also not chosen for this study, because my dependent variable is not a real number, and the OLS model can't interpret the data. So, the order logistic regression model is selected to identify the determinant factors of relocated household's satisfaction level and make interpretation of their effects. The researcher used STATA software for this section of analysis to make in-depth statistical analysis.

Economic model

$$SL = \alpha_1 \text{Age} + \alpha_2 \text{Education} + \alpha_3 \text{MS} + \alpha_4 \text{TA} + \alpha_5 \text{ES} + \alpha_6 \text{BI} + \alpha_7 \text{Sex}$$

SL=Satisfaction level of relocated households

TA=Transport access

BI=access to basic infrastructures

ES=Employment Status of relocates in the new site

Age=age of relocates

Sex =sex of relocate

MS = marital status of relocates

E=Educational status

A prior expectation $\alpha_0 > 0, \alpha_1 < 0, \alpha_2 > 0, \alpha_3 > 0, \alpha_4 > 0, \alpha_5 > 0, \alpha_6 > 0, \alpha_7 < 0$

Table 3.2: Definition of variables

Variable	Variable Definition	Expected sign
SL	Satisfaction level of relocates, highly dissatisfied=0, Dissatisfied=1, satisfied=2, highly dissatisfied=3	
BI	Binary, access to basic infrastructure (1=accessed, not accessed=0)	+
Age	Age of relocated household heads	-
ES	Binary, Employment status (if relocated households are employed in the new site=1, if not=0)	+
Sex	Binary, if sex of relocated household head is male=1, not=0	+
MS	Binary, marital status of household heads (if married=1, single=0)	+
Educational status	Educational status of relocated household heads, <u>polytomous</u> (0=below grade 8 th , 1=8-12, 2=diploma, 3=degree and above)	-

Source: own source, 2019

Chapter Four

Data Analysis, Interpretation and Discussion

This part of the research paper encompasses findings about demographic characteristics of relocates, transport demand and modality of relocated households, roles of relocates in redevelopment schemes, urban redevelopment relocation schemes review, and satisfaction level of relocates and its determinant factors. In addition to this, the actual problems of relocates due to relocation to peripheral areas and matters related to settlement, compensation, social values as well as economic status.

This assessment has been done on impacts of urban redevelopment schemes on relocated households focusing on the Dejach Wube project site of Arada Sub-city.

4.1. Distribution of Questionnaires and Response Rate

It is important to answer a question that could be raised on how many respondents were involved in answering all questions that permit drawing an effective conclusion on the research results. Large-scale collection of the valid questionnaire could help to gather enough information about the issue raised in the research. Therefore, the response rates of the questionnaire distributed to the relocatees in the study area participated in this study is as follow:

Table 4.1: Response rate of relocated household heads

Sr.no	Respondents	Distributed Questionnaires	Valid questionnaires returned	Invalid questionnaires returned	Response rate
1	Household heads	101	101	0	100%
	Total	101	101	0	100%

Source: field survey, 2019

The above table shows the total response rate which is 100%. It is an equitable amount of questionnaires to make enough analysis of the issue in the study area. In addition, in-depth interviews have been done with some of the respondents purposively to supplement the analysis and interpretations. Furthermore, secondary data have been collected from the Addis Ababa City Administration Offices, mainly Urban Renewal Agency, Land Development, and management office and Lease transfer office. The documents are policies, directives, regulations, and reports

as well as *Arada* Sub-city urban renewal office for the raw data, i.e. the number of households relocated for different purposes and their destinations.

4.2. Descriptive Statistics

This part of the research paper presents the main findings of the impacts of relocation schemes on relocated households, demographic characteristics of relocates, description of the relocation process and relationship between satisfaction levels with other important variables.

4.2.1. Demographic characteristics of relocatees

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

Among the total sample of relocated household heads selected in this study, about 61.4 percent of respondents fall in the group of above 50 years (Table 4.2). Furthermore, the study also identified that the age of relocated household heads are between 28 (min) and 76 (max) and the mean of their age are 55.28 years. This situation shows that the majority of household heads are in older age where the tendency to relocate to the peripheral area is not advisable as compared to the young ones. Because, they have high social interaction in the previous locality and they may face the challenge of interact with their new neighbors especially in condominiums, and they aren't energetic and can't travel a long distance to work.

Table 4.2: Age structure of sample household heads

Age of house hold head		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below 30	1	1.0	1.0	1.0
	30-50	38	37.6	37.6	38.6
	Above 50	62	61.4	61.4	100.0
	Total	101	100.0	100.0	

Source: field survey, 2019

Table 4.3: Summary statistics of age of relocated household head

Descriptive Statistics					
	N	Minimum	Maximum	Mean	Std. Deviation
age of respondents	101	28.00	76.00	55.2871	8.58992
Valid N (list wise)	101				

Source: field survey, 2019

The study has also identified that about 57.4 percent of the relocated households had been living in the old settlement for more than thirty years and 32.7 percent of them had been living between 20 to 30 years (Table 4.4). This fact indicates that the majority of relocated households spent their lives in the inner city for more than 20 years.

In this case, the researcher also investigates that from those who stayed in the previous locality less than 10 years some of them are the second time relocates. This means previously they were relocated from the Sheraton expansion project site to Dejach Wube Sefer and this relocation from Dejach Wube Sefer is the second time for them. And this process makes those households relocated from the Dejach Wube project site to other kebele-owned houses to live under threats.

Table 4.4: The number of years stayed in the previous locality

Years stayed in the previous locality				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid up to 10 years	4	4.0	4.0	4.0
Between 10 to 20 years	6	5.9	5.9	9.9
Between 20 to 30 years	33	32.7	32.7	42.6
More than 30 years	58	57.4	57.4	100.0
Total	101	100.0	100.0	

Source: field survey, 2019

When the age of the household heads was cross-tabulated with the period they had been living in the previous locality, it is found out that from household heads aged more than 50 years the majority (75.80%) of them had lived in the previous locality more than thirty years (Table 4.5). This indicates that the majority of aged relocated households spent most of their lives in the inner city. Therefore, the relocation scheme has destroyed the inhabitants out from the already developed settlement where social ties had been very strong. And, it is believed that the adaptation to the new resettlement site would be a very difficult experience for them.

Table 4.5: Cross-tabulation between Age of household heads and years stayed in the previous locality

Age of house hold head * Years stayed in the previous locality Cross tabulation						
% within age of house hold head		years stayed in the previous locality				Total
		up to 10 years	Between 10 to 20 years	Between 20 to 30 years	More than 30 years	
Age of house hold head	Below 30		100.0%			100.0%
	30-50	5.3%	7.9%	57.9%	28.9%	100.0%
	Above 50	3.2%	3.2%	17.7%	75.8%	100.0%
Total		4.0%	5.9%	32.7%	57.4%	100.0%

Source: field survey, 2019

Considering the marital status of the relocated households 44.6 percent were found to be married at the time of the survey (Table 4.6). This situation shows that marriage, which is related to family formation and increases in family size, is expected to be a determinant factor of residential satisfaction of the relocated households.

Table 4.6 also indicates that the proportion of single (unmarried) household heads in the total sample was found to be 1 percent, the widowed 31.7 percent and divorced 22.8 percent of the total sample.

Table 4.6: Marital status of relocated household heads

Marital status of household heads					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Single	1	1.0	1.0	1.0
	Married	45	44.6	44.6	45.5
	Divorced	23	22.8	22.8	68.3
	Widowed	32	31.7	31.7	100.0
	Total	101	100.0	100.0	

Source: field survey, 2019

The survey also identified that about 65.3 percent of relocates were female-headed, and 34.7 percent of relocates were male-headed households. Not only this, from female-headed households 65.2 percent of household heads are grouped under age above 50 years. This situation shows that the relocation schemes mostly affects aged female household heads that can't travel along distance to work. So, it is expected to have a negative impact on employment status and residential satisfaction of relocated households.

Table 4.7: Age structure of relocated household heads

Gender of household head					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Female	66	65.3	65.3	65.3
	Male	35	34.7	34.7	100.0
	Total	101	100.0	100.0	

Source: field survey, 2019

Considering the family size of the relocated households, it is found out that 41.6 percent have a family size of more than 5 (Table 4.8). Those households who have a family size of less than 3 constitute about 19.8 percent, while the rest of the households who have a household size

between 3 and 5 accounts for 38.6 percent. It is also expected to be a determinant factor of the residential satisfaction of the relocated households.

Table 4.8: Household size of relocated households

House hold size				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid less than three	20	19.8	19.8	19.8
3-5	39	38.6	38.6	58.4
more than 5	42	41.6	41.6	100.0
Total	101	100.0	100.0	

Source: field survey, 2019

Considering the educational status of relocated household heads, it is found out that 67.3 percent of relocated households are below 8th grade (Table 4.9). From the remaining relocated household heads 18.8 percent are between grades 8 and 12, 3 percent college diploma, and 10.9 percent are degrees and above.

Table 4.9: Education status of household heads

Educational status of household head				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Up to grade 8	68	67.3	67.3	67.3
From 8-12	19	18.8	18.8	86.1
Vocational school graduate	3	3.0	3.0	89.1
University graduate	11	10.9	10.9	100.0
Total	101	100.0	100.0	

Source: field survey, 2019

When an educational level is cross-tabulated with the employment status of relocated household heads after relocation, from household heads whose educational level is below 8th grade the majority (63.2%) percent are unemployed. But, when we see other education levels between grades 8 and 12, college diplomas and; degrees and above the majorities which are about 52.6%, 100%, and 72.7% are employed respectively (Table 4.10). This implies the educational status of

relocated household heads affects their employment situation in the new settlements. Finally, it is expected to be the determinant factor for the level of residential satisfaction of relocated households.

Table 4.10: Cross tabulation between educational status and employment status

Educational status of house hold head * Employment status of house hold heads in the new settlement Cross tabulation					
% within educational status of house hold heads					
		Employment status of house hold head in the new settlement			Total
		Employed	Unemployed	Retired	
Educational status of house hold head	Up to grade 8	30.9%	63.2%	5.9%	100.0%
	From 8-12	52.6%	42.1%	5.3%	100.0%
	Vocational school graduate	100.0%			100.0%
	University graduate	72.7%	27.3%		100.0%
Total		41.6%	53.5%	5.0%	100.0%

Source: field survey, 2019

This study also revealed that student enrollment condition of relocated households in the new settlement which is about 62.4 percent of relocated household students are joined to the nearby school, 8.9 percent have continued in their former school, 6.9 percent have discontinued their education and the remaining 21.8 relocated households had not student in their household (Table 4.11). In general, from 79 households who had a student in their family member, the majority (91.13%) of household's students continued their education in the new site. The remaining 8.87 percent discontinued their education maybe because of distance and transportation expenses.

Table 4.11: Students enrollment condition in the new settlement site

Students enrollment condition in the new site				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Continued in their former school	9	8.9	8.9	8.9
Joined the nearby school	63	62.4	62.4	71.3
Discontinued their education	7	6.9	6.9	78.2
No student	22	21.8	21.8	100.0
Total	101	100.0	100.0	

Source: field survey, 2019

4.2.2. Impacts of relocation scheme on economy of relocated households

This part of the research paper deals with the impact of relocated households on the employment status of relocates, types of employment, transportation demand and modality of relocates, transportation expense of relocates and income status of relocates in the new settlement.

With regard to the employment situation of the relocated household heads, the study identified that 71.3 percent of the sample household heads were employed in the previous settlement and it has decreased to 41.6 percent in the new settlement (Table 4.12). Unemployed and retired household heads in the previous settlement constitute the remaining 28.7 percent and it has increased to 58.5 percent in the new settlement. When cross-tabulated with sex, it is also observed that among the 54 unemployed household heads in the new settlement about 44 (81.5%) households are female-headed.

The Table also describes that the number of unemployed household heads increased from 26.7 percent in the previous settlement to about 53.5 percent in the new site. This situation reveals that the relocation scheme has brought a significant change in the employment status of the relocates.

Table 4.12: Summary statistics for employment status

	Frequency		Percent	
	Old settlement	New settlement	Old settlement	New settlement
Employment status				
Employed	72	42	71.3	41.6
Unemployed	27	54	26.7	53.5
retired	2	5	2.0	5.0
Total	101	101	100	100

Source: field survey, 2019

Among the relocated household heads that had a job in the previous settlement site, 40.0 percents are unemployed in the new settlement site because of a lack of job opportunities, 20.0 percent because of distance, 10.0 percent health problem, 10 percent retired, and the remaining 20% are because of more than one reason (Table 4.13).

Table 4.13: Reason for change of employment status of household heads

Employment status of house hold heads in the new settlement * reason for change in Employment status Cross tabulation
% within Employment status of house hold head in the new settlement

		Reason for change in Employment status					Total
		Health condition	No job opportunity	Distance	Age	More than one reason	
Employment status of house hold head in the new settlement	Unemployed	11.1%	44.4%	22.2%		22.2%	100.0%
	Retired				100.0%		100.0%
	Total	10.0%	40.0%	20.0%	10.0%	20.0%	100.0%

Source: field survey, 2019

In the previous settlement, among the employed household heads 47.2 percent were self-employed (Table 4.14). In the new settlement, the number of self-employed household heads has declined to 45.2 percent. This implies that the relocation scheme did not result in an extreme impact on a change in the employment type of the employed household heads. From self-employed household heads in the previous settlement, 58.8 percent were performed their income-generating activities in the market places and 29.4 percent were performed in their plots. But, in the new settlement sites, only 15.8% and 5.3% of relocated household heads can perform income-generating activities in the market places and private plots respectively. The remaining is expected to perform in neighborhood shops.

The study further elaborates that among the self-employed household heads in the previous settlements the female-headed households were 58.82 percent and in the new settlement, they have declined to 36.84 percent. This implies that the relocation scheme did result in an extreme impact on self-employed female-headed households. This is expected to be one of the reasons for their willingness to go back to their previous settlement if they get the chance.

Table 4.14: Employment type of relocates

Employment type	Frequency		Percent	
	Old settlement	New settlement	Old settlement	New settlement
Self-employed	34	19	47.2	45.2
Employee of private firm	25	13	34.7	31.0
Gov't employee	12	9	16.7	21.4
Employee of religious institution	1	1	1.4	2.4
Total	72	42	100	100

Source: field survey, 2019

When the monthly income of relocated households was assessed, the survey indicates that about 60.4 percent of relocates income has decreased when compared with their previous settlement monthly income (Table 4.15). The study also reveals on the reason for income decrement and the result shows that about 91.9 percent of household heads reason out as lack of employment opportunity is the main reason for their monthly income decrement. This is also expected to be the determinant factor for residential satisfaction of relocated households and the reason for their willingness to go back to their former place.

Table 4.15: Current income status of relocated households as compared to the old

Current monthly income status as compared to the old					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Decreased	61	60.4	60.4	60.4
	Increased	1	1.0	1.0	61.4
	No change	39	38.6	38.6	100.0
	Total	101	100.0	100.0	

Source: field survey, 2019

Relocates also complain as monthly payment and bank interest of condominium declines their monthly income. As my interviewee said, a person who has two bed room condominium is expected to pay 3200 birrs per month, from this more than 2400 birrs paid for interest. This means they pay 3200 birrs per month but their credit is deducted only by 800 birrs. According to my informants this situation forced the relocates either to sell their house within a minimum price or to rent. But my informants believe as most of their previous neighbors sell their condominiums because of unaffordable monthly payment and high interest. My informants also

told me as most of them exposed for blood pressure and diabetic diseases due to high stress. The researcher can also observe this fact during data collection period. Concerning the compensation peoples who are relocated from kebele-owned houses paid 11,000 birrs for transportation but for those relocated from private-owned houses it depends on the area and type of the house”. (Source: in-depth interview)

4.2.3. Impact of relocation schemes on transport demand and modality of relocated households

Considering the transport modality of relocated households in the previous settlement 76.2 percent of relocates most of the time used walking, 22.8 percent used bus and taxi and the remaining 1 percent used private car. In the new settlement only 5 percent of relocates uses walking, 93.1 percent uses bus and taxi and the remaining 2 percent uses private car. This shows that transportation modality changes from walking to bus and taxi in the new settlement and transport users increased from 23.8 percent in the previous settlement to 95.0 percent in the new settlement site, which means, the relocation scheme exposed the majority of relocated households for transportation expense.

Table 4.16: Transport modality of relocates

Transportation Modality	Frequency		Percent	
	Old settlement	New settlement	Old settlement	New settlement
Walking	77	5	76.2	5.0
Bus	13	41	12.9	40.6
Taxi	10	53	9.9	52.5
Private car	1	2	1.0	2.0
Total	101	101	100	100

Source: field survey, 2019

The study also revealed that the transportation demand of about 90.1 percent of relocated households increased as compared to the previous settlement (Table 4.17). This shows, in the new settlement sites their day to day life is highly linked with transport as compared with the previous settlement, which implies, the relocation scheme exposes relocated households for transportation expense.

Table 4.17: Daily transportation need as compared to the old

Item		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No change	10	9.9	9.9	9.9
	Increased	91	90.1	90.1	100.0
	Undecided	0	0	0	
	Total	101	100.0	100.0	

Source: field survey, 2019

Regarding the daily transport expense of relocated households in the previous settlement transport expense of all relocates were not more than 10 birrs per day. Conversely, in the new settlement, about 75.2 percent of relocated households expenses more than 25 birrs per day, 14.9 percent of them between 10-25 birr and the remaining 9.9 percent expenses less than 10 birrs per day (Table 4.18). This shows that the daily transport expense of relocated households is highly increased in the new site, which is expected to be a determinant factor for residential satisfaction of relocated households.

Table 4.18: Daily transport expense of relocates

Transport expense per day	Frequency		Percent	
	Old settlement	New settlement	Old settlement	New settlement
Less than 10 birrs	101	10	100.0	9.0
10-25 birrs	0	15	0	14.9
More than 25 birrs	0	76	0	75.2
Total	101	101	100.0	100.0

Source: field survey, 2019

When the transportation access in the new settlement site was assessed, about 84.2 percent of relocated households feel that the available transport in the new site is not enough to address the population (Table 4.19). This situation is expected to expose households for the extra expense, congestion, and delay in the workplace; which will also be the determinant factor of residential satisfaction of the relocated households.

Table 4.19: Feeling of relocates about the access to transport

Did you feel transportation access enough		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	85	84.2	84.2	84.2
	Yes	16	15.8	15.8	100.0
	Total	101	100.0	100.0	

Source: field survey, 2019

Generally, when the problem of relocated households in the available transport service is assessed, about 67.3 percent of relocated households have more than one problem like long time delay, high cost, and congestion, 16.8 percent of them have the problem of transport cost, 4 percent congestion, 2 percent long time delay and the remaining 9.9 percent have access to good transport service (Table 4.20).

Table 4.20: Assessment of the available transport service

How do you assess the available transportation service		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Congested	4	4.0	4.0	4.0
	Expensive	17	16.8	16.8	20.8
	Time consuming	2	2.0	2.0	22.8
	Good	10	9.9	9.9	32.7
	More than one problem	68	67.3	67.3	100.0
	Total	101	100.0	100.0	

Source: field survey, 2019

4.2.4. Housing characteristics of relocated households

In this section of the research paper, the characteristics of housing units in both settlement sites are assessed; including previous tenure type, the function of the house in both settlements and the participation of relocates in their plot in income-generating activities.

According to the sample household survey, the collected data analysis indicated that about 72.3 percent of the dwelling units were *Kebele-owned* (Table 4.21). The privately-owned housing units constituted about 16.8 percent. When cross-tabulated with the gender of relocates the study

also identified that the female-headed households constituted about 67 percent *Kebele-owned* dwelling units and 41 percent private-owned dwelling units.

Table 4.21: Property tenure type in the previous settlement

		Property tenure type			
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Private owned	17	16.8	16.8	16.8
	Kebele owned houses	73	72.3	72.3	89.1
	Compensation houses	10	9.9	9.9	99.0
	RHA-owned	1	1.0	1.0	100.0
	Total	101	100.0	100.0	

Source: field survey, 2019

Regarding to the quality of the house in the new settlement, only about 52.5 percent of relocated household heads are satisfied while the remaining 47.5 percent are not satisfied with the quality of the house when they received the house (Table 4.22). But, at this time the quality of the house depends on the income of the households. Because, if they can invest more in the finishing part, the house will be good if not the inverse will be true.

Table 4.22: Quality of the house in the new settlement site

Housing Situation	Frequency	Percent	Valid Percent	Cumulative Percent
No quality	48	47.5	47.5	47.5
Quality	53	52.5	52.5	100.0
Undecided	0	0	0	
Total	101	100.0	100.0	

Source: field survey, 2019

Regarding the proximity of their house to their workplace, about 58.4 percent claimed that they are far from their workplace and the remaining 41.6 percent are not far from their workplace. This implies that the majority (58.4%) of relocated households travel a long distance to work or lose their job because of relocation schemes. *The table below summarizes it.*

Table 4.23: Proximity of the house to their workplace in the new settlement

Is your home is near to your work place?		Frequency	Percent
	No	59	58.4
	Yes	42	41.6
	Total	101	100.0

Source: field survey, 2019

Concerning the function of the house, in the previous settlement, the study found out that the majority (88.1%) of relocated households used their housing units only for residential purposes and the remaining 11.9 percent used for both commercial and residential purposes. While in the new settlement sites, almost all of the relocated households (98%) use the housing unit for residential purpose only (Table 4.24). This shows that in the new settlement site, either the area or their dwelling unit is not comfortable for commercial purposes.

Table 4.24: Function of the housing unit

Function of housing unit	Frequency		Percent	
	Old settlement	New settlement	Old settlement	New settlement
Residential	89	99	88.1	98.8
Commercial	0	2	0	2.0
Both	12	0	11.9	0
Total	101	101	100	100

Source: field survey, 2019

The study also identified that in the previous settlement 8.9 percent of part of the house of the relocated households were rented out and they were earning an average income of 2,355.55 birrs per month, while, in the new settlement sites only 3 percent of relocated households rented part of their housing unit and are earning average income of 1900 birrs per month. This shows that 5.9 percent of relocated households lost their income from house rent because of a relocation scheme (Table 4.25).

Table 4.25: Monthly income of relocates from house rent in both old and new settlement sites

	Frequency	Percent	Min	Max	Mean	Std. deviation
Amount of rent per month in the old settlement	9	8.9	900.00	4000.00	2355.56	1130.38833
Amount of rent per month in the new settlement	3	3.0	1600.00	2100.00	1900.00	264.57513

Source: field survey, 2019

In the old settlement, 24.8 percent of relocated households were engaged in income-generating activity in their plot. But, in the new settlement site, 99 percent of relocated households couldn't participate in an income-generating activity in their plot. This implies that the relocation scheme has an impact on the income of relocated households who were engaged in income-generating activities in their plot.

Table 4.26: Relocates engagement in income-generating activity in their plot

		Previous settlement		New settlement	
Are you engage in income generating activity in your plot?		Frequency	Percent	Frequency	Percent
	yes	25	24.8	1	1.0
	No	76	75.2	100	99.0
	Total	101	100.0	101	100.0

Source: field survey, 2019

The study also identified that in the previous settlement about 41.6 percent of relocated households were engaged in income-generating activities in the market. But, in the new settlement, only 4 percent of them can be engaged in this activity (Table 4.27). This shows that about 37.6 percent of relocated households lost their income-generating activities in their new settlement sites. It is also expected to have a negative impact on the income of relocated households and be a determinant factor for their satisfaction level.

Table 4.27: Relocates engagement in income-generating activity in the nearby market

		Previous settlement		New settlement	
Are you engage in income generating activity in the nearby market?		Frequency	Percent	Frequency	Percent
	yes	42	41.6	4	4.0
	No	59	58.4	97	96.0
	Total	101	100.0	101	100.0

Source: field survey, 2019

Regarding the time taken to reach the market, in the old settlement, almost all of the relocated households were reached to the nearest market within less than 15 minutes. While in the new settlement site only 12.9 percent of them can reach to the nearest market within less than 15 minutes and the majority (52.5%) of relocates travel more than one hour to reach a nearby market other than local markets (gullet). Table 4.28 summarizes the time to reach to the nearest market (non-local)

Table 4.28: The time taken to reach the nearby non-local market

Time to reach the nearby market	Old settlement		New settlement	
	Frequency	Percent	Frequency	Percent
Less than 15 min.	101	100.0	13	12.9
15-30min.	0	0	19	18.8
31-1hr.	0	0	16	15.8
More than an hour	0	0	53	52.5
Total	101	100.0	101	100.0

Source: field survey, 2019

Not only this, but the study also identified the price condition of basic goods in their nearby local market, and the result shows that about 87.1 percent of relocated households exposed for additional expense or price increment (Table 4.29). It is expected to have a negative impact on the residential satisfaction level of relocated households.

Table 4.29: The price of goods in the market

Price change in goods					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	13	12.9	12.9	12.9
	Yes	88	87.1	87.1	100.0
	Total	101	100.0	100.0	

Source: field survey, 2019

4.2.5. Impact of relocation schemes on social organizations

The urban resettlement scheme, when seen from the socioeconomic point of view, causes a significant disruption for the affected families. Due to the relocation process, relocated households, with their families, find themselves in a dependent position faced with the task of re-establishing a livelihood in a

new site with minimum opportunities. This situation of 'helplessness' is even aggravated when former neighborhood ties are broken due to the resettlement scheme.

In relation to this, the study identified that one of the consequences of the relocation scheme is the breakup of former neighborhood ties that existed in the former settlement. In this research an attempt was made to assess whether their interaction with their previous neighbors continued or not and when the relocated households were asked about whether the previous neighborhood ties continued in the new settlement or not, only 37.6 percent of relocated households have continued their interaction with their previous neighbors while the remaining 62.4 percent of relocates broke up their interaction (Table 4.30). This implies that the relocation scheme has an impact on former neighborhood ties of relocated households.

Table 4.30: The relocates interaction with their previous neighbors

Interaction with previous neighbors				
Item	Frequency	Percent	Valid Percent	Cumulative Percent
No	63	62.4	62.4	62.4
Valid Yes	38	37.6	37.6	100.0
Total	101	100.0	100.0	

Source: field survey, 2019

Concerning participation in social organizations, from the total sample household heads surveyed 93.1 percent claim that they were involved both in the previous and new settlement sites. But, 6.9 percent of relocates were involved in the previous settlement and didn't involve in the new settlement site. This means, in the previous settlement, all the relocated households were involved in social interaction, while in the new settlement 6.9 percent of relocates didn't involve. Among these relocates who are not involved in any social interaction in the new settlement, 85.7 percent are female-headed households. The study also showed that the majority (85.7) percent of relocates didn't involve in social organizations, because of high registration fees and the rest 14.3 percent couldn't involve because of lack of interaction with each other (Table 4.31).

For this case the researcher conducted an in depth-interview to investigate the reason for rising of EDIR registration fees and their response show that they sold all of the accumulated goods and materials (fixed assets) of their institution (EDIR) within a very cheap price because of ballot system of relocation scheme since they can't continue their institution (EDIR) and use

their materials together in the new settlement site. And to organize the institution (EDIR) in the new settlement site, the current high price inflation rate of goods and materials in the market forced them to increase the registration fees and reached to an unaffordable label for low-income households. Generally, the relocation scheme impacted the relocates by forcing them to sell the properties of their EDIR at a cheap price and exposed them to pay a high price for that property to buy to the new institution (EDIR).

Table 4.31: Relocates participation in social organizations:

		Old settlement		New settlement	
		Frequency	Percent	Frequency	Percent
Are you involved in social organizations?	Yes	101	100.0	94	93.1
	No	0	0	7	6.9
	Total	101	100.0	101	100.0

Source: field survey, 2019

Regarding the type of social organization that relocates involved in the previous settlement about 66.3 percent of relocates were involved in more than one social organization and the remaining 33.7 percent were involved only in *Idir*. But, in the new settlement site from 94 participants, only 39.4 percent are involved in more than one social organization while the remaining 60.6 percent involved only in *Edir* (Table 4.32). This shows that in the new settlement site, the number of households that are involved in more than one social organization has declined by 28 percent.

Table 4.32: Types of social organization they involved

	Old settlement		New settlement	
Types of social organization	Frequency	Percent	Frequency	Percent
<u>Edir</u>	34	33.7	57	60.6
<u>Ekub</u>	0	0	0	0
<u>Mahiber</u>	0	0	0	0
More than one	67	66.3	37	39.4
Total	101	100.0	101	100

Source: field survey, 2019

4.2.6. Description of the Relocation Process

This part of the thesis attempts to examine the management of the relocation process and how the affected communities were shifted to the new site.

When the relocation scheme announcement to the relocates assessed, out of the total relocated households, the majority (82.2 %) were informed formally through the *woreda*. while, the remaining 17.8 percent informed by other sources like neighbors, relatives, and friends (Table 4.33). As the researcher get from in-depth interview, even if they were informed formally through the Keble, the alternative housing unit's location, and payments for condominiums didn't take in to account their capacity. Furthermore, the finishing cost of the houses was another challenge for the relocates.

Table 4.33: How they informed about the relocation scheme

Source of information		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	From the kebele	83	82.2	82.2	82.2
	From informal channel	18	17.8	17.8	100.0
	Total	101	100.0	100.0	

Source: field survey, 2019

Considering their reaction when they were asked to move from their previous settlement, about 57.4 percent of them were objected but forced to live, 20.8 percent agreed without objection, and 21.8 percent of them objected then agreed to resettle in the new site (Table 4.34). Only 20.8 percent of them agreed without objection means the majority (78.2%) of relocated households were not interesting to resettle to the settlement site.

Table 4.34: Reaction of relocates about the relocation schemes

Reaction type	Frequency	Percent	Valid Percent	Cumulative Percent
Agreed without objection	21	20.8	20.8	20.8
Objected then agreed	22	21.8	21.8	42.6
Objected but forced	58	57.4	57.4	100.0
Total	101	100.0	100.0	

Source: field survey, 2019

Furthermore, the study also assessed whether there was a relationship between the employment types of the household heads in their response to the idea of moving from their previous settlement. Thus among those household heads who were self-employed, about 76.5 percent

explained that they objected when asked to move from their previous housing units. On the other hand, among those household heads employed in government organizations, 58.3 percent agreed without objection to moving to the new site.

The study also has shown that about 52.5 percent of the relocated household heads said that they had given the time and means to express their problems and priorities regarding the relocation scheme in *woreda* meetings. The remaining 47.5 percent of them didn't get the chance to express their problems and priorities (Table 4.35).

Table 4.35: Did you get time and means to express your priorities?

Item	Frequency	Percent	Valid Percent	Cumulative Percent
No	48	47.5	47.5	47.5
Yes	53	52.5	52.5	100.0
Total	101	100.0	100.0	

Source: field survey, 2019

Regarding the time given for preparation for the relocation, about 45.5 percent of relocates didn't get sufficient time to prepare themselves for relocation. The remaining 54.5 percent of them satisfied with the time given for preparation. This shows that the psychological and physical unpreparedness of the relocates, and 46(45.5%) of respondents replied "no" for the question "did you got enough time for preparing to relocation?" Table 4.36 summaries the above

Table 4.36: Did you get enough time for preparing to relocation?

Item	Frequency	Percent	Valid Percent	Cumulative Percent
No	46	45.5	45.5	45.5
Yes	55	54.5	54.5	100.0
Total	101	100.0	100.0	

Source: field survey, 2019

Regarding the participation and role of relocates in the planning and implementation of relocation schemes, no-one could answer "yes" for the question "did you participate in the planning and implementation of relocation schemes?" This means every activity in relocation schemes didn't take into account the interest of relocated households. Not only this, but also the

majority (81.2%) of relocates didn't know their destinations or alternative housing units when, they told to leave their previous settlement.

When the relocated households are asked their interest to go back to their previous place if they got a chance, the majority (84.2%) of them are interested, while 13.9 percent are not interested and the remaining 2 percent remained in the site due to regularization.

From the respondents who were interested to turn back to their original place, about 51.8 percent of them interested because of the love of previous neighborhood ties, 7.1 percent because of distance from the town, and the remaining 41.2 percent mention more than one reason.

Table 4.37: Are you interesting to go back to your former place?

Item	Frequency	Percent	Valid Percent	Cumulative Percent
Regularized	2	2.0	2.0	2.0
No	14	13.9	13.9	15.8
Yes	85	84.2	84.2	100.0
Total	101	100.0	100.0	

Source: field survey, 2019

Regarding about the means to construct the house in their plot, about 98 percent replied “no” for the question “do you have the means to construct your house in your plot as per the standard?” (Table 4.38). Not only this about 91.1 percent of them also answered, “I am not in a position to pay a loan” for the question, “What will be your response if you get a loan to construct your own home?”

Table 4.38: Their means to construct their house

Do you have the means to construct your home?				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid no	99	98.0	98.0	98.0
yes	2	2.0	2.0	100.0
Total	101	100.0	100.0	

Source: field survey, 2019

Regarding about the satisfaction level of relocated households, about 43.56 percent of relocates are highly dissatisfied, 17.82 percent dissatisfied, 12.87 percent satisfied, and the remaining 25.74 percent are highly satisfied with relocation. It is summarized as follows:

Table 4.39: Summary of satisfaction level

. tab satisfaction

satisfaction	Freq.	Percent	Cum.
highly dissatisfied	44	43.56	43.56
dissatisfied	18	17.82	61.39
satisfied	13	12.87	74.26
highly satisfied	26	25.74	100.00
Total	101	100.00	

Source: field survey, 2019

4.2.7. The relationship between satisfaction level and demographic and socio-economic variables

This part of the research paper deals with the relationship of satisfaction level of relocated households with demographic characteristics and other important variables.

Satisfaction level and sex of household heads

From the table below the cross-tabulation result shows as there is no big difference between the real/count value and expected values. Also, in the chi-square test result p-value 0.944 which is greater than α -value 0.05 shows there is no significant relationship between satisfaction level and sex of household heads.

Table 4.40: The relationship between satisfaction level and sex

Satisfaction level of relocated households * gender of household head Cross tabulation					
			gender of household head		Total
			female	male	
Satisfaction level of relocated households	.00	Count	30	14	44
		Expected Count	28.8	15.2	44.0
	1.00	Count	11	7	18
		Expected Count	11.8	6.2	18.0
	2.00	Count	8	5	13
		Expected Count	8.5	4.5	13.0
	3.00	Count	17	9	26
		Expected Count	17.0	9.0	26.0
Total	Count		66	35	101
	Expected Count		66.0	35.0	101.0

Chi-Square Tests

	Value	Df	Asymp. Sig. (2-sided)
Pearson Chi-Square	.382 ^a	3	.944
Likelihood Ratio	.380	3	.944
N of Valid Cases	101		

a. 1 cell (12.5%) has expected count less than 5. The minimum expected count is 4.50.

Source: field survey, 2019

Satisfaction level and marital status

As the table below shows, the expected count and the real value has no big differences and the chi-square test result shows, $p\text{-value } 0.061 > \alpha\text{-value } (0.05)$. This means, the satisfaction level of relocated household heads is not related to their marital status at 95% confidence interval.

Table 4.41: The relationship between satisfaction level and marital status

Satisfaction level of relocated households * Marital status of hh head Cross tabulation

			Marital status of hh head				Total
			Single	married	divorced	widowed	
Satisfaction level of relocated households	.00	Count	0	17	6	21	44
		Expected Count	.4	19.6	10.0	13.9	44.0
	1.00	Count	0	10	4	4	18
		Expected Count	.2	8.0	4.1	5.7	18.0
	2.00	Count	0	4	6	3	13
		Expected Count	.1	5.8	3.0	4.1	13.0
	3.00	Count	1	14	7	4	26
		Expected Count	.3	11.6	5.9	8.2	26.0
	Total	Count	1	45	23	32	101
		Expected Count	1.0	45.0	23.0	32.0	101.0

Chi-Square Tests

	Value	df	Asymp. Sig. (2-sided)
Pearson Chi-Square	16.278 ^a	9	.061
Likelihood Ratio	15.786	9	.071
N of Valid Cases	101		

a. 7 cells (43.8%) have expected count less than 5. The minimum expected count is .13.

Source: field survey, 2019

Satisfaction level and household size

From the respondents whose satisfaction level is highly dissatisfied the family size of the majority (40.9%) is above 5 and from respondents whose satisfaction level is high; the family size of the majority (46.2%) is b/n 3 & 5. But, from the respondents whose household size was less than three, the majority (55%) is highly dissatisfied. This implies that there is no significant relationship between household size and satisfaction level of relocates.

Table 4.42: The relationship between satisfaction level and household size

. tab satisfaction hhsize

satisfaction	hhsize			Total
	less than	3-5	more than	
highly dissatisfied	11	15	18	44
dissatisfied	4	6	8	18
satisfied	1	6	6	13
highly satisfied	4	12	10	26
Total	20	39	42	101

Source: field survey, 2019

Satisfaction level and proximity to workplace

As it is already known, proximity to the workplace is highly positively related to the satisfaction level of residents. From the respondents whose satisfaction level is highly dissatisfied, about 97.7 percents' far from their workplaces, and from dissatisfied respondents 77.8 percents' far from their workplace. Conversely, from satisfied and highly satisfied respondents 100 and 92.3 percent of relocates respectively are not far from their workplace. Thich implies, there is a positive relationship between proximity to the workplace and the satisfaction level of relocated households. In general, proximity to the workplace has a significant impact on determining the satisfaction level of relocated households. This means as the resettlement site of relocates is near to their workplace, their satisfaction level goes up, and vice-versa. The chisigni-square test result below also approves it. Because, p-value 0.0000 which is less than α -value 0.05 shows as there is a significant relationship between satisfaction level and proximity to work place within 95% confidence interval.

Table 4.43: The relationship between satisfaction level and proximity to workplace

. tab satisfaction nearnesstoworkplace

satisfaction	nearness to work place		Total
	0	1	
highly dissatisfied	43	1	44
dissatisfied	14	4	18
satisfied	0	13	13
highly satisfied	2	24	26
Total	59	42	101

Chi-Square Tests

	Value	Df	Asymp. Sig. (2-sided)
Pearson Chi-Square	89.548 ^a	3	.000
Likelihood Ratio	114.582	3	.000
N of Valid Cases	101		

a. 0 cells (0.0%) have expected count less than 5. The minimum expected count is 5.15.

Source: field survey, 2019

Satisfaction level and price of goods in the market

Generally, the price of goods in the market is expected to have a negative effect on determining the residential satisfaction level. But, in the table below from highly dissatisfied, dissatisfied, satisfied and highly satisfied respondents about 86.4%, 77.8%, 84.6% and 80.8 percent of them respectively claimed the increased cost of goods in the market. This implies respondents at any satisfaction level exposed to the increased of goods in the market. This means the price of goods in the market does not have a significant effect on determining the satisfaction level of relocated households. This is also evidenced by Chi-square test results at a 95% confidence interval. Because the chi-square tests result shows p-value 0.844 which is greater than α -value 0.05. Which means, we accept the null hypothesis/there is no significance relationship between satisfaction level and price of goods in the market/.

Table 4.44: The relationship between satisfaction level and price of goods

. tab satisfaction priceofgoods

satisfaction	price of goods		Total
	expensive	normal	
highly dissatisfied	38	6	44
dissatisfied	14	4	18
satisfied	11	2	13
highly satisfied	21	5	26
Total	84	17	101

Chi-Square Tests

	Value	df	Asymp. Sig. (2-sided)
Pearson Chi-Square	.821 ^a	3	.844
Likelihood Ratio	.808	3	.847
N of Valid Cases	101		

a. 3 cells (37.5%) have expected count less than 5. The minimum expected count is 2.19.

Source: field survey, 2019

Satisfaction level and quality of house

Generally speaking, it is clear that the quality of the house matters for residential satisfaction level. The table below shows that from the total 63 respondents who were not happy with the quality of the house 29 (46%) are highly dissatisfied, 11 (17.46%) dissatisfied, 9 (13.28%) satisfied and 14 (22%) highly satisfied about the relocation schemes. While, for those 38 respondents who are happy about the quality of the house 15 (39.47%) highly dissatisfied, 7 (18.42%) dissatisfied, 4 (10.52%) satisfied and 12 (31.57%) are highly satisfied with the relocation schemes. This shows that there is no relationship between the quality of the house and the satisfaction level of relocated households. Which means the quality of the house doesn't matter them to satisfy or not. It is also evidenced by Chi-square test below at a 95% confidence interval. Which means, p-value $0.48 > 0.05$.

Table 4.45: The relationship between satisfaction level and house quality

. tab satisfaction qualityofhouse

satisfaction	quality of house		Total
	not	quality	
highly dissatisfied	29	15	44
dissatisfied	11	7	18
satisfied	9	4	13
highly satisfied	14	12	26
Total	63	38	101

Source: field survey, 2019

Chi-Square Tests

	Value	df	Asymp. Sig. (2-sided)
Pearson Chi-Square	2.473 ^a	3	.480
Likelihood Ratio	2.487	3	.478
N of Valid Cases	101		

a. 0 cells (0.0%) have expected count less than 5. The minimum expected count is 6.18.

Correlation Analysis

The correlation analysis is aiming to see the extent of strength or weakness relationship among variables. A correlation approach to 1(-1) shows a strong correlation, and one approaches 0 shows a weak relationship. Correlation analysis could have three important advantages. First, it tells whether the relationship between the independent variable and the dependent variable is positive or negative. Second, it tells whether the relationship is strong or not. Third, it tells about whether there is a *Multi-collinearity* problem or not.

Table 4.46: Correlation Analysis

```
. cor
(obs=101)
```

	satisf~n	age	educat~n	transp~s	access~s	employ~y
satisfaction	1.0000					
age	-0.8260	1.0000				
education	0.5846	-0.4128	1.0000			
transporta~s	0.8853	-0.7458	0.4565	1.0000		
accessofba~s	0.7888	-0.6638	0.4156	0.7570	1.0000	
employemen~y	0.8915	-0.7522	0.4698	0.8580	0.7768	1.0000

Source: field survey, 2019

The above correlation table shows that there is a negative correlation between satisfaction level and age of relocated household heads. Regarding the strength of the relationship between variables satisfaction is positively highly correlated with employment status, transport access, and access to basic infrastructures. Also, transport access and employment status of relocates are highly positively correlated.

4.3. Inferential Analysis

This part of the paper is aiming to see the extent of relationship between the dependent variable and independent Variables which include age, sex, education, marital status, transport access, access to basic infrastructures and employment opportunity.

4.3.1. Determinants of Satisfaction level

Here, the dependent variable satisfaction level is the categorical variable which is naturally ranked as high, moderate, and low. So, the study uses an ordered logistic regression model to identify the determinant factors of satisfaction level and show its extent of effects. The study uses age, sex, education, marital status, transport access, access to basic infrastructures, and employment opportunities as independent variables.

Before the economic model analysis, the study undertakes post estimation tests of *Multi-collinearity test* to be sure that the selected model is consistent and efficient and goodness of fit test to check whether the model is correctly specified or not.

Table 4.47: Multi-Collinearity Test

```
. vif
```

Variable	VIF	1/VIF
employemen~y	4.83	0.206864
transporta~s	4.43	0.225628
accessofba~s	2.78	0.359427
age	2.57	0.388796
education	1.31	0.762473
Mean VIF	3.19	

Source: field survey, 2019

Multi-collinearity test checks if there is a correlation among independent variables or not. The above VIF test result shows 3.19, which is much lower than the standard value of 10. Therefore, there is no *multi-collinearity* problem.

Figure 4.48: Goodness of fit test

```
. linktest
```

```
Iteration 0:  log likelihood = -129.54129
Iteration 1:  log likelihood = -58.549404
Iteration 2:  log likelihood = -42.886939
Iteration 3:  log likelihood = -38.673606
Iteration 4:  log likelihood = -38.413561
Iteration 5:  log likelihood = -38.409581
Iteration 6:  log likelihood = -38.409579
```

```
Ordered logistic regression          Number of obs   =          101
                                   LR chi2(2)          =          182.26
                                   Prob > chi2           =           0.0000
Log likelihood = -38.409579          Pseudo R2        =           0.7035
```

satisfaction	Coef.	Std. Err.	z	P> z	[95% Conf. Interval]	
_hat	1.812446	.7030522	2.58	0.010	.4344891	3.190403
_hatsq	.0277047	.0213408	1.30	0.194	-.0141225	.069532
/cut1	-23.19302	6.182487			-35.31047	-11.07556
/cut2	-17.09551	5.417159			-27.71294	-6.478071
/cut3	-11.6534	4.101596			-19.69238	-3.614419

Source: field survey, 2019

The above link test result shows, the p-value of $\hat{\chi}^2$ ($P > |z|$) 19.4%, which is greater than the standard value 10% reveals that there is no model specification problem. Having this the next part ordered logistic regression.

Table 4.49: The ordered logistic regression result table

```
. ologit satisfaction age education transportaccess accessofbasicinfrastructures employmentopportunity
```

```
Iteration 0:  log likelihood = -129.54129
Iteration 1:  log likelihood = -58.14445
Iteration 2:  log likelihood = -43.341224
Iteration 3:  log likelihood = -39.598218
Iteration 4:  log likelihood = -39.356535
Iteration 5:  log likelihood = -39.355558
Iteration 6:  log likelihood = -39.355558
```

Ordered logistic regression	Number of obs	=	101
	LR chi2(5)	=	180.37
	Prob > chi2	=	0.0000
Log likelihood = -39.355558	Pseudo R2	=	0.6962

satisfaction	Coef.	Std. Err.	z	P> z	[95% Conf. Interval]	
age	-.3333927	.0820594	-4.06	0.000	-.4942262	-.1725592
education	2.185718	.6879492	3.18	0.001	.837362	3.534073
transportaccess	3.345725	1.267843	2.64	0.008	.8607978	5.830653
accessofbasicinfrastructures	1.604097	.7984381	2.01	0.045	.0391872	3.169007
employmentopportunity	3.279278	1.35246	2.42	0.015	.628506	5.930051
/cut1	-17.71266	4.727374			-26.97815	-8.447179
/cut2	-11.60924	4.308543			-20.05383	-3.164654
/cut3	-7.20091	4.103141			-15.24292	.8410984

Source: field survey, 2019

As we can see from the table above, all independent variables together have significantly affected the dependent variable which is represented by $\text{Prob} > \chi^2$ which is less than 0.05 and can be concluded that all the independent variables together are determinant factors of satisfaction level. The Pseudo R^2 measure is around 69% which is higher than the standard value

of 50%, and it implies that 69% of satisfaction level is explained by these independent variables. Regarding the individual significant level, age, education, transport access, access to basic infrastructures, and employment opportunities are statistically significant.

Discussion and interpretation of coefficients

The econometrics result on the ordered logistic regression table above shows that five independent variables affect the satisfaction level of relocated households: age, education, transport access, access to basic infrastructures, and employment opportunity.

Age: Affects the satisfaction level of relocated households negatively at 5% significant level. The interpretation of the ordered log-odds is, for a one year increase in the age of relocated household heads, his/her ordered log-odds of being in a higher satisfaction level would decrease by **0.3333927** while other variables in the model remain constant. Obviously, as the age of relocated household heads increase their satisfaction level on relocation decreases.

Education: Affects the satisfaction level of relocated households positively at 5% significant level. The interpretation of the ordered log-odds is, for a one-unit increase in the level of education of relocated household heads, his/her ordered log-odds of being in a higher satisfaction level would increase by **2.185718** while other variables in the model remain constant. Generally, educated peoples are willing to accept relocation as compared to the non-educates.

Access of transport: Effects satisfaction level of relocated households positively at a 95% confidence interval. The interpretation of ordered log-odds is, for a one-unit increase in the access of transport in the new settlement site, the ordered log-odds of being in a higher satisfaction level would be increased by **3.345725** while other variables in the model remain constant. Generally, access to transport in the new settlement site is expected to increase the satisfaction level of relocated households on relocation.

Access to basic infrastructures: Affects the satisfaction level of relocated households positively at 5% significant level. The interpretation of ordered log-odds is, for a one-unit increase in the access of basic infrastructures in the new settlement site, the ordered log-odds of being in a higher satisfaction level would be increased by **1.604097** while other variables in the model remain constant. Access to basic infrastructures in the new settlement obviously increases the satisfaction level of relocated households on relocation.

Employment Status: Affects the satisfaction level of relocated households positively at 5% significant level. The interpretation of ordered log-odds is, for a one-unit increase in employment

opportunity, the ordered log-odds of being in a higher satisfaction level would be increased by **3.279278** while other variables in the model remain constant. Generally speaking, the access to employment opportunities in the new settlement site is expected to increase the satisfaction level of relocated households on relocation schemes.

Finally, the linear function of satisfaction level would be as follows:

$$\text{Satisfaction level} = -0.3240689\text{Age} + 1.938868\text{Education} + 3.385851\text{access of transport} + 0.808324\text{Access of basic infrastructures} + 3.241312\text{Employment Status}$$

Chapter Five

Summary and Recommendations

5.1. Summary

Urban redevelopment is a very important and unavoidable activity to develop a country, to keep the healthy environment, for changing the city's image, for improving citizen's living standard, and to stimulate the economic growth of a country. But, in Ethiopian Policies of urban redevelopment, expropriation of lands for public use, and compensation payments adopted from developed countries are unclear and don't consider the local contexts. And, these policies resulted in citizens for homelessness and joblessness. The implementation gaps, which left the social and economic burden on relocates and the high rate of unemployment threatens the economic growth and political stability of a country.

The main aim of the city government should be developing the inner city without compromising the satisfaction level of relocatees. According to this study, 69 percent of the satisfaction level of relocated households is determined by factors access to transport, access to basic infrastructures, age, sex, educational status, and employment opportunity of relocated household heads. So, by focusing on these variables satisfaction level of relocates can be increased.

In the relocation process, assigning of relocates by ballot system resulted in bringing relocates from different project sites together/at one condominium site/ and led to tension them. Not only this, but also it resulted in the breakup of their former social ties and made the relocates to miss the mutual help and assistance from their neighbors.

Economically, the program obligated the relocates to loss their locational advantages and jobs especially female-headed households who were involved and generate an income from their plot and the nearby local market (Gullet).

This study also concludes that, the relocatees didn't participate in the planning and implementation of the project, they were not announced with sufficient preparation time and were not properly compensated for their losses. Furthermore, the government didn't give a chance for relocates to express their problems and priorities and get genuine consultation before, during and after the relocation period.

In the planning period of relocation schemes, the government was found only vacant spaces to relocate the city dwellers; no attention has been given for the comfortableness of the new site, access to infrastructures, and access to sufficient commercial and industrial areas that provide employment opportunities for the affected communities. Because, the main reason for the relocation is the economic benefit gained for the city government in the sites occupied formerly by the relocated households. Also, the alternative housing units provided to relocatees, were not finished and affordable houses that consider the poor segment of the society earned less than 2 dollars per day.

5.2. Recommendations

From the above-mentioned summary of the finding of this research, the following recommendations are drawn.

- Since the change in the master plan and urban renewal interventions without a clear development policy affected residents and their social and economic activities, the government should consider it seriously. Moreover, the government should revise all adopted urban redevelopment policies based on local contexts.
- In the resettlement planning process, the preliminary study of the affected communities should include not only the physical condition of the housing unit but also about jobs, investment and access to skills and opportunities, and socio-economic conditions of the affected communities.
- The resettlement scheme should accommodate programs, targeted to help household heads (particularly female-headed households) who were involved and earn an income from their plot and the nearby market activities.
- The assigning of dwelling units by ballot system should be avoided since it results in bringing relocatees from different blocks together and may lead to tension between the affected communities. It also results in the breakup of former neighborhood ties and made the relocatees miss the mutual help and assistance from their neighbors. So, the government should assign the relocatees from one project site at the same sites as much as possible to make their social ties sustainable since Ethiopians give great value for social capital.
- To increase the residential satisfaction of the relocatees, the alternative housing units provided should have the access of basic infrastructures, transport, and employment opportunities. Not only this, sex, age, and education level of household heads should also

be considered. For example, for females, aged, and less educated household heads the alternative housing unit shouldn't be far from their work and market places.

- This study noted that the community has not played an important role in the planning and implementation of the project. Hence, families to be relocated should be able to express their problems and priorities and contribute to the planning and design of the resettlement scheme. Therefore, active community participation is recommended before, during and after the resettlement scheme has occurred.
- The primary planning requirement for the selection of the site should be the location of sufficient commercial and industrial areas that provides employment opportunities for the affected communities. It should also cover a long time consultation period for relocatees.
- The relocated communities should be paid sufficient compensation for both their residence and personal losses.
- Since education level has a positive effect on the satisfaction level of relocated household heads, the government should provide training to create job opportunities for displaces especially in the field of finishing construction, and organizing a business union and grant loan for the resettles to do their own business in new resettlement site.
- The city government should provide adequate and finished houses as much as possible to reduce the additional cost of finishing and making the price of condominium affordable.
- As much as possible, the government should promote on-site relocates to protect urban crime in the inner city, to minimize the housing problem, and to avoid the consequence of relocation schemes.
- Finally, the government should consider the weather condition; and time of relocation to minimize the number of dropout students caused by relocation schemes.

References

- AACA, (1997), the First Five Years (1997-2001) Development Plan. Addis Ababa: Addis Ababa City Administration.
- AACA, (2000), the Second Five Years (2000-2004) Development Plan. Addis Ababa: Addis Ababa City Administration.
- Abebe, B. (2010). Impacts of Urban Development-Induced Displacement on the Lives of Displaced People in Amhara Region: The Case of Ingibara, Unpublished MA Thesis.
- Addis Ababa City Administration, (2014), Amended Directive for the substitution of plot of land and Compensation for the expropriation that is evicted from the land for public purpose, directive No.19/2014, Addis Ababa.
- Addis Ababa City Land Management and Development Office & Urban Renewal Agency, 2018, Study for the rehabilitation on selected areas during the 2009-2010 E.C period.
- Addis Ababa city urban renewal office 2007 E.C report.
- Addis Ababa Master Plan Project Office, Space Utilization, Space Perception and Their Trends: Report on the Survey Concerning Needs of People In Addis Ababa: NUPI, 1984 (Unpublished).
- Aga, M., & Safakli, O. V. (2007). An empirical investigation of service quality and customer satisfaction in professional accounting.
- Amole, D. (2009). Residential satisfaction in students' housing. *Journal of Environmental Psychology*.
- Balchin, P. et al, (2000), *Urban Economics: A Global Perspective*. Great Britain Wales: Palgrave. Peter.
- Birhanu, Z. (2006), Impact of Urban Redevelopment on the Livelihoods of Displaced People in Addis Ababa: The case of Kasainchis.
- CSA, (2013), *Population projections for Ethiopia 2007-2037*
- Dornyei, Z. (2007). *Research methods in applied linguistics: Quantitative, qualitative and mixed methodologies*. New York: Oxford University Press.

Endashaw, G. (2016), Impacts of Urban Renewal Induced Displacement and Resettlement on the Economic and Social Life of Displaced People: The Case of YekaAyat 2 Condominium, Addis Ababa, Ethiopia.

Etenesh, M. (2007), Impact of development-induced displacement on female-headed households in inner-city slum areas of Addis Ababa: the case of the Sheraton Addis expansion project.

Ethiopian Government proclamation NO. 455/2005

Eziyi, O. and Dolapo,A. (2012), Residential satisfaction in public core housing in Abeokuta, ogun state, Nigeria.

Federal Democratic Republic of Ethiopia proclamation No. 135/2007

Federal Democratic Republic of Ethiopia proclamation No. 471/2005

Federal local development plan manual, 2006

Fitsum, R. (2008), Urban Redevelopment and Displacement in Arada Sub-City of Addis Ababa, Ethiopia.

Gebre, H. (2008), urban development and displacement in Addis Ababa: The impact of resettlement projects on low-income households. Eastern Africa Social Science Research Review

International Journal of development and economic sustainability in February 2017.

Johnson and Onwuegbuzie, (2004), Data collection strategies in mixed methods research Handbook.

Katharine L. (2013). Slum Clearance and Urban Renewal in the United States, *American Economic Journal: Applied Economics*.

Kothari, C.R.2004. Research Methodology: Methods and Techniques, 2nd Edition. New age international publishers. New Delhi. India

LDP Manual, (2006), Ministry of Works and Urban Development Federal Urban Planning Institute.

Li F. (2008), Cautious Urban Redevelopment in Berlin, 44th ISOCARP Congress.

Mihretu, T. (2005), Housing Strategies in Inner City Areas: The Case of Low-Income housing in Inner City Addis Ababa. Unpublished MA Thesis, Addis Ababa.

Misikir, G. (2014), the effects of Urban Development activity on the relocated residents: the case of Arada Sub-City.

Mohammed and Adel (2014), planning Malaysia: residential satisfaction-concept, theories and empirical studies.

Mohit, et al. (2010). Assessment of residential satisfaction in newly designed public low-cost housing in Kuala Lumpur, Malaysia.

National Urban Development policy (UDP, 2005).

Nebiyu, B. (2000), the impact of development-induced urban resettlement schemes on Relocated households: The Case of Sheraton Addis Hotel Project, Addis Ababa.

Onibokun, Adepoju, "Evaluating Consumers' Satisfaction with Housing: An Application of Systems Approach". The American Institute Of Planners May 1974.

PAUL A. (2019). Urban redevelopment: a new approach to urban reconstruction: The Hopkins University press.

Rebecca, A. (2018), Urban Redevelopment Challenges in Addis Ababa City Administration: The Case of Kirkos Sub-city.

Richard, R. and Power, A. (2000), Cities for a Small Country, a book.

Robert and Skies, H. (2000), Urban Regeneration, a hand book.

The Second Five-Year Plan of the government, which covered the period 2005 to 2010

The Urban Lands Lease Holding Proclamation No. 272/2002.

Tsenkona, S. (2002), Urban Regeneration: Learning from the British Experience edited by Tsenkona **Sasha**.

Wudinesh, B. (2014), Integrating Inner-City Historic Neighborhood in Urban Redevelopment Programs of Addis Ababa: The case of “Serategna Sefer” (Laborer’s Camp), Addis Ababa.

www.bussiness dictionary.com

Xin, L. (2018) Residents’ perceptions of impending forced relocation in urban china: A case study of state-led urban redevelopment in shenyang.

Yakob, D. (2015), Inner-City Renewal and Its Impact on the Economic Dimension of Livelihoods of Displaced People in Addis Ababa City, Ethiopia: The Case of People Relocated from Lideta to Goffa.

Yidnekachew, T. (2015), Effects of Displacement caused by Light Train in Addis Ababa: The case of Piassa.

Zhiming, C. (2012), the changing and different patterns of urban redevelopment in China: a study of three inner-city neighborhoods, Community Development.

[https://www. Wikipedia](https://www.Wikipedia), the free encyclopedia December, 2017

Appendix

I. Questionnaire for Household Survey

This is the questionnaire prepared to undertake a study entitled the **impact of urban redevelopment schemes on relocated households in Addis Ababa, the case of Arada sub-city**. The research conducted is purely for academic purpose and all the information given are confidential.

Dear respondents:

I am a graduate student in the department of urban development and livelihood. Currently, I am undertaking this research in partial fulfillment of M.A in UDL given by Addis Ababa University. You are selected to be one of the participants in this study and I request you to give your genuine answer voluntarily. I assure you that no personal identity will be published or transferred to the third party.

Sample No: _____ Name of interviewee: _____

Instruction: please use $\sqrt{\quad}$ mark for tables, encircle choice questions and write on the blank spaces on open ended questionnaires.

Part 1. Household Characteristics

1) Gender of the household head

0. Female 1. Male

2) Age of HH head: _____

3) Marital Status

0. Single 1. Married 2. Divorced 3. Widowed

4) Educational status

0. Up to grade 8 2. Vocational school graduate

1. from 8-12 3. University graduates and above

5) Household Size _____

6) Property tenure type

0. Privately-owned 2. Subtenant 4. RHA-owned 6. Other...

1. Keble-owned 3. Private renter 5. Rent-free

7) How long had you been living in the previous locality?

0. Up to 10 years 2. Between 20 to 30 years

1. Between 10 to 20 years 3. More than 30 years

8) Student enrolment condition (in the new settlement)

0. Continued in their former school 2. Discontinued their education

1. Joined the nearby school 3, other _____

Part II income and occupation (economic issues)

1. Employment status of the household head

	Old settlement	New settlement
Employed		
Unemployed		

2. If there is a change in employment status between the two settlements, please describe the reason_____.

3. If employed, indicate the type of employment

	Old settlement	New settlement
Self employed		
Employee of private firm		
Employee of gov't organization		
Daily laborer		
NGO		

4. If there is a change of employment type, please state the reason_____

5. How do you see the current monthly income of the household as compared to the old settlement? 0. Decreased 1. Increased 2. No change

6. If there is a change In monthly Income of HH head please state the reason Q(5), (0 & 1)

7. Means of transportation for family members (mostly).

	Old settlement	New settlement
Walking		
Bus		
Taxi		
Others		

8. How do you see your current transportation need as compared to the old settlement?

0. No change 1. Increased 2. Decreased

9. Daily transport cost of the family

	Old settlement	New settlement
Less than 10 birr		
10-25 birr		
More than 25 birr		

10. Did you feel that the available transport is enough for the demand?

0. No 1. Yes

11. How do you assess the available transportation service?

0. Congested 1. Expensive 2. Time-consuming 3. Good

Part III. Housing Condition

1) How do you see the quality of the house in the new settlement?

0. No quality 1. Quality

2) The Function of the housing Unit

	Old settlement	New settlement
Residence only		
Residence and commercial		

3) Have you rented part of your house?

	Old settlement	New settlement
Yes		
No		

4) If yes, how much do you earn per month from rent? In birr_____, new_____.

5) Are you engaged in any Income-generating activities in your plot?

	Old settlement	New settlement
No		
Yes		

Part IV. Public Facilities

1) Did you engage in any income-generating activity in the market?

	Old settlement	New settlement
No		
Yes		

2) How much time does it take to reach the nearby market place?

	Old settlement	New settlement
Less than 15 min.		
15-30 min.		
31-one hr.		
More than an hour		

3) Is there a price increment in the market for the basic items in the new site?

0. No

1. Yes

Part V. Social issues

1) Has your engagement with previous neighbors continued in the new settlement?

0. No

1. Yes

2) Have you been involved in any social organization in the neighborhood?

	Old settlement	New settlement
No		
Yes		

3) If yes, in what organization?

	Old settlement	New settlement
<i>Ekuib</i>		
<i>Edir</i>		
<i>Mahiber</i>		
Other (specify)		

4) If involved in the old settlement and not in the new settlement, please state your reason_____.

Part VI. Relocation Scheme

0. How were you informed about the relocation scheme?

0. Formally through the *kebele* 1. Informed through informal channel 2. Others

1. What was your reaction when you were asked to move from your previous housing unit? _____.

2. Did you participate in the planning & implementation of the relocation scheme?

0. No

1. Yes

3. If yes, please describe your role

4. If you are given the opportunity, would you like to move back to your original neighborhood? 0. No 1. Yes

5. When you were relocated, did you know the location of the alternative-housing unit allotted to you? 0. No 1. Yes

6. If yes, how did you know?

0. From government stakeholders

2. From media

1. From friends/ relatives

3. Other, specify_____

7. If you were given your own site, do you have the means to construct your own home as per the standard? 0. No 1. Yes

8. What will be your response if you are provided a loan to construct your own home?
0. I will be very delighted 1. I am not in a position to pay the loan.
9. Did you get enough time to prepare yourself for the relocation?
0. No 1. Yes
10. Have you been given the time and means to express your problems and priorities regarding the relocation scheme? 0. No 1. Yes
11. If yes, in what manner?
0. in *kebele* meeting 1. In social gatherings such as *Idir* 2. Other

Part VII Level of Satisfaction (√)

1. Choose your level of satisfaction regarding all over the relocation process?
0. Highly dissatisfied 1. Dissatisfied 2. Satisfied 3. Highly satisfied
2. What are the determinant factors of the satisfaction level of relocated households?
- | | |
|------------------------------------|----------------------|
| a. Transport access | <input type="text"/> |
| b. Access to basic infrastructures | <input type="text"/> |
| c. Nearness to work place | <input type="text"/> |
| d. Price of goods in the market | <input type="text"/> |
| e. Quality of house | <input type="text"/> |
| f. Access to jobs | <input type="text"/> |