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A STUDY OF SLUM IMPROVEMENT INTERVENTION BY INTEGRATED HOLISTIC APPROACH-URBAN DEVELOPMENT PROJECT IN FORMER KEBELE 08 OF WOREDA 23, ADDIS ABABA

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ABSTRACT

It is generally estimated that 80 percent of Ethiopia's urban population live in slums. Despite the high incidence of slum and the high need to improve the living condition of the slum dwellers, the country's urban areas including Addis Ababa have to date witnessed small number of residential area upgrading programs. By conducting case study on Integrated Holistic Approach-Urban Development Project's neighbourhood improvement program implemented in former Kebele 08, Woreda 28 of Addis Ababa, the study assesses the overall impact and challenges faced by IHA-UDP in its endeavor to improve the lives of the target slum community.

To obtain primary data, the random stratified sampling method was used while conducting a questionnaire survey. The sample unit consists of household that benefited from the project. Firstly, the households were stratified into three strata based on the type of housing improvement performed on their residential units. In sum, by using the lottery method 246 households, forming 30 percent of the total targeted beneficiaries, were selected from all the three strata. The sample comprise of 164 recipients whose previous substandard dwellings were demolished and replaced by new units and 56 and 26 households living in residential units undergoing major and minor maintenance, respectively. Similarly, 30 percent of recipients belonging to each stratum were covered by the sample survey.

As per the main findings of the study, IHA-UDP's slum upgrading intervention has brought about improvement in the overall quality of shelters housing the target beneficiaries. In addition, the community's access to basic facilities and social infrastructures is enhanced. Throughout the phases of the project, adequate participation of the target community was achieved. Besides, on top of dealing with the physical aspect of the slum settlement, through holistic approach, IHA-UDP has as well attempted to address the human aspect of the inhabitants by tackling the underlying causes that exacerbate the poverty situation of the slum dwellers. Nevertheless, the lack of adequate support from local government and absence of resource needed for post-intervention maintenance of the upgraded infrastructures remain to be the leading challenges faced by IHA-UDP. The non-provision of resources have great potential to reverse the achieved improvements in the housing and living conditions of the slum community. Ensuring post-project sustainability calls for strong collaboration between the community, IHA-UDP and the local level government.

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ACRONYMS

AHISDO: Addis Hiwot Integrated Sustainable Development Organization

EDO: Environmental Development Office

EEW: Education Extension Workers

IHA-UDP: Integrated Holistic Approach-Urban Development Project

IHDP: Integrated Housing Development Program

HDI: Human Development Index

HDO: Housing Development Project Office

MDG: Millennium Development Goal

NG: Neighbourhood Group

NGO: Non-Governmental Organization

PASDEP: Plan for Accelerated and Sustained Development to End Poverty

UN: United Nations

UNDP: United Nations Development Program

Chapter I: INTRODCTION

1.1. Introduction

Since the mid of the last century, our globe has witnessed huge increase in the total number of its urban residents particularly, urban inhabitants of the developing world. In 1950, only 29 percent of the world's population lived in urban areas. In 2003, however, the proportion further rose to 48 percent and 2007 marks the year when for the first time in history, people living in urban areas surpassed those residing in rural places (United Nations, 2003). During 1950-2000, around 60 percent of the population growth for the world took place in urban areas and mainly, in cities and towns of developing countries. Besides by 2030, the world is envisaged to be 61 percent urban (United Nations, 2003). Nearly all (95 percent) of the population increase expected during 2000-2030 will occur in urban areas of the less developed regions whose cities' residents will double in size and reach 4 billion (United Nations, 2001; United Nations, 2003; UN-HABITAT, 2003b).

The urbanization process in the today's developed world was largely associated with industrialization and the resulting increase of production, employment and economic growth. Consequently, it brought about overall development both in urban and rural places of the nations. To the contrary, the present explosive growth of cities and towns in most of the developing countries is not accompanied by adequate economic growth and development. The capacity of their urban economies to meet the urban residents' basic needs for proper shelter, employment and essential services such as health, education, safe water and sanitation is highly undermined. Thus, the rapid urban growth in the developing world is posing great challenge for the nations and beyond.

In 2001, the United Nations (UN) estimated that around 870 million people living in countries of the less developed regions resided in slums. The figure accounts for 94 percent of the global slum population and, 43 percent of the urban inhabitants residing in cities and towns of the less developed world (UN-HABITAT, 2003a). These people do not have access to proper housing and lived in overcrowded and inadequately serviced accommodations. Besides, in the same year

nearly 924 million people, accounting for 31.6 percent of the world's urban population were slum dwellers. To the worst, by 2030, unless necessary action is taken by concerned stakeholders, the global size of slum dwellers is expected to double in size and reach about 2 billion (UN-HABITAT, 2003a). In response to this, at the United Nation's Millennium Summit, member states of the UN adopted a particular target on slums: Millennium Development Goal (MDG) 7, Target 11 which calls for "significantly improving the lives of at least 100 million slum dwellers by the year 2020 (UN-HABITAT, 2003b, p.14).

Even though slums are found in all parts of the world, presently they are highly concentrated in urban centers of developing countries. Notably, owing to the rapid rates of urbanization coupled with the increase of (urban) poverty and housing shortages, the incidence of slum is particularly high and rapidly increasing in Africa (UN-HABITAT, 2003a). Ethiopia is of no exception in this regard. As indicated in UN-HABITAT (2007), "the proportion of the (country's) urban population living in slums is as high as 80 percent." (UN-HABITAT, 2007, p. 22). Such a great magnitude of slum incidence calls for the concerted action of both governmental and non-governmental (NGO) actors along with the slum dwellers themselves, in improving the housing and living condition of the slum inhabitants. In line with this, this study examines the extent to which a slum improvement intervention by an NGO such as Integrated Holistic Approach-Urban Development Project (IHA-UDP) could improve the lives of slum dwellers in metropolitan like Addis Ababa, the capital city of Ethiopia.

1.2. Statement of the Problem

With only 16 percent of its population living in urban areas (CSA, 2008) Ethiopia is one of the least urbanized countries in Africa. Nonetheless, being the second most populous country in Sub-Saharan Africa the absolute size of its urban population is quite large. Besides, owing to the rapid annual average urbanization rates of 5 percent (Homeless International, 2004), the country is presently experiencing an accelerated urban growth. This, in turn, coupled with the "several decades of inaction and inappropriate or misguided urban development policies and programs" (UN-HABITAT, 2007, p. 67) that ill addressed the shelter need of larger portion of urban residents, has lead to the proliferation of slums and squatter settlements in cities and towns of

Ethiopia. As per the recently (2005) finalized urban MDG needs assessment of the country, 80 percent of the total population leaving in urban areas of the land are deemed to reside in slum settlements (Democratic Republic of Ethiopia, 2004; UN-HABITAT, 2007). This makes the occurrence of slum in urban Ethiopia one among the highest in the world. Additionally, it is well above the corresponding world's average of 31.6 percent and that of Sub-Saharan Africa (72 percent). Needless to say, such a high level of slum incidence signals the presence of poor living and housing condition in greater part of the nation's urban residential areas and as well indicates the indispensability of addressing the challenges attached to slums.

Since the 1960s', so as to improve the lives of city's slum dwellers Addis Ababa has witnessed several urban upgrading programs. The government and non-governmental organizations (NGOs) have to date implemented neighbourhood improvement projects in different parts of the city. Nonetheless, the contribution of past residential improvement initiatives, notably those undertaken by NGOs and which furthermore attempt addressing the overall situation of slum dwellers have not been deeply assessed so far. Particularly, the potential of similar schemes in reducing urban poverty in general and improving both the physical dimension of slum settlement as well as tackle the underlying developmental challenges faced by slum inhabitants ought to be systematically surveyed and documented. Knowledge gained on achievements and challenges related to dealing with slums will allow us grasp better understanding on how best to improve the lives of the numerous slum dwellers residing in the country. Thus, the overall activity and resulting impact of urban development programs that will help the nation address the various dimensions of (urban) poverty and attain the MDGs at large, deserve to further be examined and given due explanation from their practical point of view.

1.3. Objectives of the Study

This study assesses the extent to which an intervention by an NGO such as the IHA-UDP could improve the living conditions of slum dwellers in a city such as Addis Ababa. Precisely, the study will attempt to:

1. Explore the approaches used by IHA-UDP to improve the living condition of its target beneficiaries
2. Assess the extent to which IHA-UDP succeeded in achieving its objectives
3. Assess and determine the major factors constraining the slum improvement effort of IHA-UDP and,
4. Forward some recommendations that may help various stakeholders that attempt to improve the situation of slum dwellers.

1.4. Research Questions

While analyzing, IHA-UDP's slum improvement intervention in former Kebele 08, Woreda 23, this study will provide answers to the following questions:

1. What were the housing and infrastructure conditions in former Kebele 08, Woreda 23 ahead of IHA-UDP's intervention in the locality?
2. What are the conditions of the upgraded housing units and shelter-related facilities?
3. What approaches has IHA-UDP followed in its slum improvement interventions in the study area?
4. To what extent has IHA-UDP realized its set objectives?
5. What were the main factors hindering IHA-UDP's effort in improving the living condition of its target beneficiaries?

1.5. Research Methodology

For providing answers to the above mentioned research questions, the study has employed both qualitative and quantitative research methods. To gain full and in-depth understanding on IHA-UDP's slum improvement intervention carried out in the studied area, case study method has

been applied. On top of it, for narrating the condition of housing and related infrastructure in the city as well as in IHA-UDP's intervention area descriptive research method was also used.

In order to meet the objectives of the study, both primary and secondary data have been used. Primary data was mainly collected through a structured questionnaire survey. In addition, by means of direct field observation and interviews primary data were also captured. Through observation, the writer has gathered data pertinent to the overall activities and services of the community centers found in the study area. And, face to face and phone interviews were employed to collect primary data from concerned staff of IHA-UDP. Secondary data were largely captured from documents and related publications produced by the United Nations Human Settlement Programme (UN-HABITAT), IHA-UDP, Central Statistical Agency of Ethiopia.

The questionnaire was primarily pre-tested on 10 households. Accordingly, some amendments were made and the final form of the questionnaire survey developed. In general, it had both open- and close-ended questions. Five women were employed to administer the questionnaires. All had an educational attainment level of 12th grade and beyond and were members of the community. Before being engaged in field work, the data collectors were introduced to the research and given orientation on relevant issues relating to the survey. Moreover, so as for them have a common understanding on questions appearing in the questionnaire, each of the questions were jointly reviewed.

The sampling technique used while administering the questionnaire survey is the simple stratified sampling method. The sample units were households that benefited from IHA-UDP's intervention in their locality. Since IHA-UDP carried out three different types of housing improvement work on housing units of beneficiary households, accordingly, the beneficiaries were stratified into three strata. The first type of beneficiaries corresponds to recipients for whom IHA-UDP constructed new residential units in replacement of their old demolished units. Their previous houses were thought to largely be unfit for providing proper shelter. As for the second type of beneficiary households, depending on the structural inadequacy of their dwellings, IHA-UDP has undertaken major repair on their dwellings. The third type of recipients are those whose domestic units had minor repairs.

Declaration

he undersigned hereby declare this work to be original and truly done by myself. l the sources of materials used have been duly acknowledged. I also confirm that is work has not been submitted anywhere else for the same purpose.

olomon Endrias _____ 20107109
Date

his thesis has been under my supervision and submitted for examination with my pproval as university advisor.

olomon Mulugeta (PhD) _____ _____
Date

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June, 2009

In total, UHA-UDP newly built 546 dwelling units for same number of households, while those whose accommodation had major and minor repair are 186 and 86, respectively. My sample frame thus, consists of 818 households that beneficiated from IHA-UDP's housing improvement works and my sample unit is the household. Overall, the questionnaire survey was administered on 30 percent of the entire recipients. Besides, to appropriately/equally incorporate all the three type of beneficiary households, proportionally, 30 percent of each type of beneficiaries were included in the sample. Generally, the procedures I followed in determining the sample size and sample population is as follows:

Initially the households were stratified into three categories or strata depending on their respective types. Then from each strata, by making use of simple random sampling method, particularly the lottery method, I selected sample units from each strata in proportion of their subgroup's size. To determine the sample size:

1. Firstly, I applied the formula given by Cochran (1977) to determine the minimum required sample size, called n_o, for proportion:

$$n_0 = \left(\frac{z_{\alpha/2}}{e}\right)^2 p * (1 - p)$$

Where, e = maximum tolerable error (5%);

P = proportion of population living in slum in Addis Ababa (80% (UN-HABITAT, 2007, P. 29)

α = level of significance (5%) and

z = standard normal distribution

$n_o=(1.96/0.05)^2 *(0.8)*(0.2) = 246$

2. Then I distributed my total sample size of 350 households, to each strata/subgroup by using the proportional allocation method. By doing so, I came up with n_1, n_2 and n_3 constituting the sample size selected from each strata or the subgroups.

Where, n1 = surveyed households whose residential units were newly built and, n2 and n3 are recipients having houses with major and minor repair respectively. And, the formula applied for determining sample size from each strata is: $n_x = n\left(\frac{N_x}{N}\right)$

Where: n_x= sample size from subgroup/strata x; n= total sample size (246 households); N= total beneficiary households in the studied area (818 households) and N_x= number of beneficiaries from subgroup/strata x

n_1= 246*(546/818) = 164

n_2= 246*(186/818) = 56 and,

n_3= 246*(86/818) = 26

1.6. *Scope of the Study*

Since its inception in 1989 G.C., IHA-UDP has carried out neighbourhood improvement programs in two different localities in Addis Ababa. The first project was implemented in Tekle Haimanot area, former Kebele 30, 41, 42 and 43 of Woreda 3. Afterwards, it intervened in former Kebele 08 of Woreda 23. Upon termination/phase-out, both of the projects along with their programs were handed over to the respective communities. Apart from housing improvement all other activities, initially implemented by IHA-UDP in both localities, are still functional and run by community-based organizations formed by beneficiary communities. Presently, IHA-UDP is performing its third initiative at former Kebele 09, Woreda 23, which is adjacent to its latter intervention area. Actually, both former Kebele 08 and Kebele 09 of Woreda 23 are currently merged and put under the administration of Kebele 08/09 of Kirkos Sub-City.

The case area of this study will only be former Kebele 08, Woreda 23, where IHA-UDP's second residential upgrading project was executed from 1989 G.C. to 2004 G.C. Besides in the studied area, the program in general performed various activities with the aim of improving the living condition of the inhabitants. Nevertheless, this study will solely focus on activities dealing with upgrading of shelter and shelter-related facilities and their resulting impact on improving the

housing and living condition of the target community. Besides, the outcomes of the social and community infrastructures established by IHA-UDP in terms of enhancing access to their services will also be the concern of this study.

1.7. Organization of the Paper

The paper consists of five main chapters. The first chapter introduces the main area of the study. It states the research problem, its objectives and research question and indicates the overall methodology employed while addressing the research questions. The second chapter reviews pertinent literature related to slum such as: the distribution of similar settlement in the world, the causes for its formation, the general features of slum and the various approaches adopted towards it. Additionally, it briefly describes the to date slum improvement interventions carried out in Addis Ababa. Moreover, the chapter also attempts to assess the situation of housing units and infrastructures in Addis Ababa. The third chapter consists for more than half of the paper and, presents and discusses the findings of the study. Overall, the condition of the residential units and related basic and social facilities before and after IHA-UDP's intervention in the neighbourhood are analyzed. Furthermore, the approaches adopted by IHA-UDP in its endeavor of improving the live of the targeted community and the encountered challenges are discusses. As for the fifth and final chapter, based on the finding of the study conclusions are drawn and recommendations forwarded by the writer.

Chapter II. LITERATURE REVIEW

2.1. Pattern of Urban Growth

Presently, our world is rapidly becoming urban. Until the second half of the 19th century, people living in cities accounted for less than 10 percent of the global population. A century later, in 1950, the urban inhabitants of the world constituted around 30 percent of the total population. In 2000, the figure further rose to 47 percent and in 2007, it was estimated that half of humanity became urban dwellers. Furthermore, from the year 2007 onwards, the size of the global urban population surpasses that of global rural population and the prevailing gap in size between the two is also expected to further increase in those years (UN-HABITAT, 2003b). Furthermore, it is projected that in 2030, the proportion of people living in urban areas globally will be more than 60 percent (Montgomery *et al.*, 2003).

2.1.1. Pattern of Urban Growth in Developing Countries

Since the 1950s', urbanization has become a phenomenon happening throughout the world. Nevertheless, significant variation in the pattern of human's settlement has been witnessed in most cities of the developing countries. This is mainly attributed to the accelerated rate of urban growth occurring in these places. Table 1-1 shows that from 1950 to 2030, the urban population of both the high and, middle and low income countries continues increasing in size. However, during the considered periods the percentage of the urban population of the non-developed countries, unlike the high income countries, exhibits an increasing trend. In 1950, more than 52 percent of the world's urban inhabitants lived in the developing world. In 1975 and 2000 the figure rose to 63.58 and 75.65 percent respectively and in 2030 it is projected that above 83 percent of the global urban population will reside in cities and towns of the middle- and low-income countries.

Table 1-1 also displays that during 1950-1975, 1975-2000 and 2000-2030 the urban growth rates of middle and low income countries are greater than the corresponding growth rates of both the

high income countries and the word total. Foremost, during the last two considered periods, 1975-2000 and 2000-2030, while the rate of urban growth of industrialized countries is less than 1 percent, the urban growth rates of the least developed countries are 3.2 and 2.2 percent respectively.

Table 1-1: Population Size and Growth, Urban, by Region

Region	Midyear Populations (millions)				Growth Rate (percent)		
	1950	1975	2000	2030	1950-1975	1975-2000	2000-2030
Urban							
World Total	751	1,543	2,862	4,981	2.9	2.4	1.8
High-Income countries	359	562	697	825	1.8	0.9	0.6
Middle- and low-income countries	392	981	21,165	4,156	3.7	3.2	2.2
Asia	244	592	1,376	2,679	3.5	3.4	2.2
Africa	32	102	295	787	4.6	4.2	3.3
Europe	287	455	534	540	1.8	0.6	0.04
Latin America and Caribean	70	198	391	608	4.2	2.7	1.5
North America	110	180	243	335	2.0	1.2	1.0
Oceania	8	15	231	32	2.5	1.7	1.1

Source: Montgomery *et al.*: Cities Transformed: Demographic Change and Its Implications in The Developing World. London 2003, p. 83

Besides, when comparing the rates of the two regions, during 1950-1975 the urban growth rate of developing countries was more than twice as much of the urban growth rate of developed countries. And, in 1975-2000 and 2000-2030 the growth rates of the less developed countries were grater by 3.6 and 3.7 times respectively, as much as those of the industrialized nations. The above facts suggest that cities in the third world are rapidly enlarging in size and thus, experiencing an accelerated process of urbanization. On the contrary, countries in Europe,

Oceania and North America despite their high level of urbanization Table 1-1 reveals that they are undergoing much slower and healthier process of urbanization.

2.1.2. Features of the Urban Growth in Developing Countries

On top of the prevailing difference of urban growth between the developing and developed regions, there also exist variations in the level and rate of urbanization between countries of the developing regions. Table 1-1 indicates that the urban growth rate of Africa during the three mentioned periods are by far greater than the growth rates of the remaining part of less developed regions of Asia and Latin America and the Caribbean. For instance, during 2000-2030 Africa's urban growth rate (3.3. percent) is more than double than that of Latin America and the Caribbean and grater by half of that of Asia. In addition, despite exhibiting the fastest urban growth rate, Africa is proven to be the least urbanized continent in the world. In 2000, from its total inhabitants of 793 million people (Montgomery *et al.*, 2003) only 295 million people or 37.2 percent of its population resided in cities. On the other hand, during the same year 3 out of 4 inhabitants of Latin America and the Caribbean were urban dwellers. This makes countries in Latin America and the Caribbean possesses the same level of urbanization as that of the industrialized nations. Besides, as per the estimation made by UN-HABITAT (2003b) from the year 2000 to 2020, around 87% of the population growth expected to occur in Africa will be absorbed by urban areas of the continent (UN-HABITAT, 2003b, p. 10).

Countries in Asia on the other hand, exhibit similar levels of urbanization as that of their African counterparts. In 2003, the urban population of Asia account for 38 percent of the total population while the corresponding figure for Africa was 37 percent. Besides, as shown in Table 1-1 the urban growth rate of the Asia is lower than that of Africa but greater than of Latin America and the Caribbean's. However, in absolute terms countries in Asia do inhabit larger number of urban inhabitants as compared to the urban population of other regions and continents of the world. For example, in 2030 eventhough more than 54 percent of Asian people will be living in cities and towns, yet, in absolute terms the Asian urban population of 2.7 billion, will outnumber the urban population of both developing and developed regions combined.

The other feature of urbanization occurring in the less-income countries relates to the explosive increase of people living in larger cities. Table 1-2 shows that in 1975, cities with a minimum of 10 million inhabitants, conventionally classified as mega-cities were globally five in number. Among these five cities, two of them namely: Tokyo and New York were of developed countries. Whereas, the other three cities: Shangai, Mexico City and Sao Paulo were found in the developing regions. Later, by the year 2000, the world had 16 mega-cities and, three fourth (12 mega-cities) of them were located in the developing world. Beisdes, these 12 cities housed 70 percent of the world's population that live in mega-cities.

Table 1-2: Number of Urban Areas and Total Urban Population by Size, 1950-2015

	Number of Cities				Urban Population (in thousands)			
City Size	1950	1975	2000	2030	1950	1975	2000	2015
World Total								
10 million or more	1	5	16	21	12,339	68,118	224,988	340,497
5 to 10 million	7	16	23	37	42,121	122,107	169,164	263,870
1 to 5 million	75	174	348	496	144,335	331,576	674,571	960,329
500,000 to 1 million	106	248	417	507	75,134	176,414	290,113	354,448
High-income Countries								
10 million or more	1	2	4	4	12,339	35,651	67,403	70,641
5 to 10 million	4	7	5	6	26,389	54,550	37,650	45,359
1 to 5 million	38	64	81	95	76,504	n.a.	183,635	211,578
500,000 to 1 million	32	28	n.a.	n.a.	24,138	n.a.	n.a.	n.a.
Middle- and Low-income Countries								
10 million or more	0	3	12	17	0	32,467	157,585	269,856
5 to 10 million	3	9	18	31	15,732	67,557	131,514	218,511
1 to 5 million	40	110	267	401	67,831	n.a.	490,936	748,751
500,000 to 1 million	74	220	n.a.	n.a.	50,996	n.a.	n.a.	n.a.

Note: n.a. means not available

Source: Montgomery *et al.*: Cities Transformed: Demographic Change and Its Implications in The Developing World. London 2003, p. 85

When analyzing the geographic distribution of cities with population of 5 million and more, , in 1975 as indicated in Table 1-2 the less developed countries had 12 of similar cities while those found in the developed world were 9 in number. By 2000, thirty nine cities worldwide had population in excess of 5 million. Around 77 percent of them (30 cities) were cities of the developing region. Furthermore, between 2000 and 2015 it is estimated that only 1 city from the developed world will be added to the list of global urban places with 5 to 10 million inhabitants and none to the list of mega-cities. To the contrary, during the same period 13 or around 93 percent of the newly emerging cities with population size of 5 to 10 million will belong to the developing world and globally all the newly formed mega-cities will be in developing countries. This entails that an increasing number of cities located in developing world are rapidly becoming more populated and joining the list of the world's largest cities and foremost, that of megacities. The above fact informs that mega-cities have become "a phenomena of the developing world (and such) growth of this scale and trend will have severe consequences for the quality of life and surrounding environment. The combination of high population density amid poverty and limited resources makes the developing world's mega-city an environment which favors rapid growth of slum areas" (UN-HABITAT, 2003b, p.11).

Practically, it is hard and even impossible to come up with a global benchmark that determines the adequate size of urban population beyond which cities are said to be unable to properly sustain and their citizens. Nonetheless, it goes without saying that the accelerated urban growth happening in most of the developing regions is posing immense challenges to those nations and beyond. Putting it differently, the unprecedented and rapid escalation of urban inhabitants in the developing world undermines the ability of their cities and towns to provide proper living conditions such as: ensuring the supply affordable and sufficient shelter, deliver basic (urban) services and facilities and create decent employment opportunities to their residents to mention only a few.

2.2. Slums

2.2.1. Slum versus Squatter Settlement

The term slum and squatter settlements are used by some interchangeably. But, these two terms have different connotation and they each refer to two distinct types of human settlement. Slum is a neighbourhood mainly occupied by low income households and comprising of housing units that are substandard, highly congested and lacking in adequate access to basic urban services and infrastructures. The surrounding environment is also deteriorated thus, unfit for leading proper and healthy life. For instance, due to lack of safe water and adequate sanitation, the health situation of slum dwellers will be below the acceptable level. The housing units in slums may either be owner occupied or rented and constructed after securing authorization or not. And with regard to their location, slums can be located at the peripheries or center of cities, which in case of the latter are called inner city slums. The most distinguishing feature of slum is that such settlements may in the past be livable and provide better human living condition. But, at time passes on, due to negligence, absence of maintenance work and decline of income of the residents, the housing units may become dilapidated the surrounding environment turn out to be unfit for proper living.

Squatter on the other hand, is a settlement built on land that is illegally occupied and the constructed dwelling units do not in general conform to the existing housing standards (Sietchiping, 2008). It is suggested that migrants, who come to cities from rural areas in search of better opportunities, form the majority of squatter settlers. Since these people will not be equipped with skills that will allow them to be employed in the formal sector of the economy, they will be forced to be engaged in informal activities and earn a meager amount of income from such employment. As these people will not afford to pay for rent in city centers, they will be obliged to move and occupy lands located in the peripheries and marginal areas where, land value is relatively low as compared to other places. The occupation of those lands will be undertaken without obtaining authorization from concerned urban authorities and the dwelling units built will also not comply with the prevailing standards. Hence, squatter is an illegal settlement and additionally, due to its distant location from city centers, the housing units

constructed in squatter settlement will initially mostly lack access to basic services, facilities and infrastructures.

However, to the contrary of squatter settlement in other cities of the world, squatting in Addis Ababa is practiced not only by low income earning inhabitants but, by middle and high income households too. Furthermore, rather than occupying marginal areas, squatters in Addis Ababa did invade and construct their shelters on prime urban lands (UN-HABITAT, 2007).

As indicated above, slums and squatter settlement connote two different kinds of settlements each with its own characteristics. Yet, both share some common features that made them appear similar. In general, they both refer to lower income urban settlements having predominantly substandard dwelling units and with inadequate provision of urban services and infrastructures. Yet, their difference is mainly related to their legality in land ownership. While squatters are illegal, slum dwellers may also be authorized inhabitants. Nonetheless, As stated by Sietchiping (2008), though some or even most squatter settlements in less developed countries may also be slums, slums may not necessarily be squatter settlements.

2.2.2. Causes for the Formation of Slum

The urban housing policies prevailing in a nation are the major determinant for the formation and expansion of slums (Solomon, 2007; UN-HABITAT, 2003a; UN-HABITAT, 2007). When the housing policy is not capable to adequately respond to the demand for new and formal housing or specifically, when the construction of formal housing units does not keep pace with the demand for affordable shelter created by the ever increasing size of the urban population, deficit in housing and deterioration in the quality of the already existing stock will occur. Consequently, due to the limited supply of housing and especially low cost housing, some of the urban dwellers will have difficulty in finding affordable shelter. In such a case, the poorer section of the urban society will mostly be left with the option of settling in rundown settlement where the rental and other costs such as transportation are minimal. Furthermore, the existing housing units will also be required to accommodate large number of inhabitants and be over-occupied.

On top of the above mentioned reasons, the incidence of high level of poverty, in general and urban poverty, in particular, existing within a given society can also be equally cited as the leading cause for the formation and proliferation of slum. Yet, this does not imply that the correlation between slums and poverty is always direct. Nor does this mean that in a given city all the urban poor live in slums (UN-HABITAT, 2003a). Nevertheless, one of the major causes for the degradation of a formal settlement and its ultimate conversion into slum is the low income level of the residents. Due to their poverty in income, the residents will become incapable to undertake timely and essential maintenance works on their housing units. As a result, the structural quality of their dwelling units will deteriorate. Additionally, such inhabitants may also not afford to pay for and suffer from lack or inadequate provision of basic services and infrastructures. Furthermore, in some instances, for earning more income and subsidize some of their expenses some poor residents may opt to further subdivide their housing units and rent it out for others. Such actions will eventually cause the houses to be over-occupied and lose its structural quality.

2.2.3. Major Characteristics of Slum

Throughout the world, slums are not uniform. The parameters used to classify a settlement as slum varies among countries and even cities within the same country (UN-HABITA, 2003a). An area regarded as slum in one culture may also be regarded as a place providing adequate shelter and acceptable living condition in other culture (Sietchiping, 2008). For instance, in some countries and notably in the developing world, slum settlement may predominantly consist of housing units with poor structures, having walls made of mud and roof either made of plastics or other waste materials or at best covered by rusted corrugated iron. Furthermore, residents living in such housing units may be numerous without access to fresh drinking water and any kind of toilet facility. On the other hand, in cities of the developed region a dwelling unit and even an apartment made of relatively of permanent structures and having access to some urban services and facilities like school and health centers might equally be categorized as slum.

Due the prevailing difference in the parameters used for defining slum in different cultures, there arise a need to having a common and universally agreed upon definition (UN-HABITA, 2003a).

In line with this, UN Experts came up with an operational definition of slum and correspondingly of a slum household based on characteristics discussed here below:

2.2.3.1. Inadequate Access to Safe Water

Water is one among the very essential and indispensable element which ought to be provided for humans. Unless one gets adequate amount of water, sustaining a healthier life and environment will be impossible. With respect to access to safe/improved water, slum is defined by UN Experts as a "settlement (where) less than 50 percent of households have an improved water supply" (UN-HABITA, 2003a, p.12).Similarly, a household are considered as slum household if it has no sustainable access to safe water supply for drinking. And, the following sources are considered as sources for safe water:

- Piped water connection to house or plot
- Public tap
- Borehole or pump
- Protected well and,
- Protected spring or rainwater

In addition, the improved water provided should be of sufficient quantity, atleast 20 liters/person/day and available at an affordable price to the household i.e. taking no more than 10 percent of the household income. Moreover, the household member fetching the required quantity of water from one of the improved water sources shall not be subject to excess from such activity or in other words, s/he shall spend less than one hour per day for that activity.

2.2.3.2. Inadequate Access to Improved Sanitation

The second feature characterizing slum area is the lack of access by its residents to improved sanitation. Such deficiency within a living area does have and causes adverse impact both on the health of the residents and on the surrounding environment. Notably, diseases such as diarrhea and cholera emanate from the absence of proper sanitation and specifically, from the absence of

colder. Hence, for defining the durability or permanency of structure, the materials used for the construction of the roof, wall and floor are locally defined. However, in general for a housing unit to be considered as durable it should have "a structure permanent and adequate enough to protect its inhabitants from the extremes of climatic condition such as rain, heat, cold and humidity" (UN-HABITA, 2003b, p.11).

2.2.3.5. Insecure Tenure

The preceding characteristics used for defining slum were based on the physical nature of the settlement. But, insecure tenure or insecure residential status is related to the legal aspect surrounding slum settlement. Due to absence of title deeds to land and/or housing slum dwellers are said to feel unsecure and unprotected from any illegal and forced eviction. As a consequence, slum households usually live under constant fear of eviction. However, all kind of evictions cannot be associated with insecurity of tenure. If the eviction is carried out after formal discussion is held with the evictees and an agreement is reached for the provision of proper compensation either in the form of cash or dwelling unit as a replacement, and furthermore, if the evictees are notified in advance about the eviction such an eviction cannot be classified as unlawful eviction. Nevertheless, in many less developing countries slum dwellers do not feel tenure secured rather, they live under constant fear of being illegally evicted from their place of living anytime.

Hence, as per the UN Experts, the operational definition given to slum settlement is that it is an area where the majority of the inhabitants lack proper access to improved water and sanitation and/or live in housing units that are structurally poor and/or overcrowded and/or the majority of the inhabitants lack security of tenure. Despite this, while defining slum and correspondingly slum dweller whether we consider it to be as a type of settlement lacking one or more of the above attributes depends on the conditions and situations prevailing locally in the considered city. Therefore, as proposed by (UN-HABITA, 2003b) there is room for locally adapting the operational definition of slum suggested by the experts. For this study, I have defined slum as an urban low income settlement, predominantly made of substandard housing units with poor access to basic services and infrastructures and where the living conditions are below standard (Sietchiping, 2008).

2.2.4. The Human Face of Slum Settlement

In addition to the above discussed characteristics of slum settlement, which more or less are all related to the physical dimension of slums i.e. quality of housing unit and lack of basic facilities, there are also other features that differentiate it with other urban residential areas. As stated in UN-HABITAT (2003a), slums are generally considered to be "a physical and spatial manifestation of urban poverty and intra-city inequality" (UN-HABITAT, 2003a, p. xxvi). Nonetheless, this does not imply that necessarily all slum dwellers are poor nor are all low-income urban residents live in slum settlement. For instance, in Addis Ababa inhabitants of informal settlements and particularly squatters squatting in the peripheral areas of the city largely constitute of middle-income households (UN-HABITAT, 2007). Nonetheless, globally slum areas are at large found to predominantly be inhabited by the urban poor residents.

In cities and towns around the world there are clear indications suggesting that slum and poverty are correlated. However, the relationship between the two is not always direct and positive. A study carried out by the Global Urban Observatory of UN-HABITAT, UN-HABITAT (2003b), reveals that there is a high correlation between slum dwellers and countries' Human Development Index (HDI). HDI is an index measuring the overall poverty of nations and produced every year by United Nations Development Program (UNDP). It's a composite index incorporating 3 developmental indicators: per capita income, longevity and educational attainment (UN-HABITAT, 2003b). The study finds that "the higher is the percentage of informal settlers in a country, the lower is the HDI and, on the contrary, the higher the human development index the lower the proportion of slum residents" (UN-HABITAT, 2003b, p. 24). Hence, for a country like Ethiopia, with prior developmental agenda of poverty reduction, addressing problems/issues of slums has paramount significance. In line with this, the Integrated Housing Development Program (IHDP), which is one of the four pillars of the country's Urban Development Strategy as stipulated in Plan for Accelerated and Sustained Development to End Poverty (PASDEP) (Ministry of Finance and Economic Development, 2006), aims at substantially reducing slum dwelling by 2009 G.C.

The poor integration of the slum dwellers into the opportunities provided by their inhabiting cities is the other distinguishing feature of slum. Sizeable number of slum inhabitants is

characterized by their low access to education and employment openings. Notably, in case of the latter there is widely accepted assumption that urban formal economies largely fail to absorb residents of similar settlement. This mostly is related to the low qualification or educational attainment of slum dwellers which in turn, inhibit them to compete and secure jobs in the informal sector of the economy. Thus, the informal sector will rather remain to be the main source of their livelihood (UN-HABITAT, 2003a). Even though the informal economy might at times allow people to earn better income than those employed in the formal economy, in most cases the former provide low-paying jobs.

2.2.5. The Incidence of Slum Globally

The unparallel increase of urban population in the developing world and the limited capacity of their cities to provide formal and affordable housing to their citizenswhom, mostly constitute the poorer section of their residents, has resulted in the expansion of slums and squatter settlements (Sietchiping, 2008; Solomon, 1985). In fact, the incidence of informal settlement in general, and that of slum in particular, is not peculiar to the least developed nations. History tells us that during their early phases of urbanization, today's industrialized nations had some section of their society living in substandard, poorly serviced and overcrowded dwelling units. To the worst, "slum condition (were in the west from th 17th to 19th century) possibly worse and more degrading than those currently prevailing in the developing world, accompanied by more profound political and social unrest" (UN-HABITAT, 2003a, p. 5).

Even today, though the number and proportion of slum dwellers differs among countries and regions of the world, slum is a global phenomenon. However, from 1950s and onwards due the accelerated rise of the urban population in developing countries, in contrast to healthier and normal rate of urbanization in the west, its high prevalence has predominantly been witnessed in third world countries.

2.2.6. The Incidence of Slum in Developing Countries

As displayed in Table 2-1 below, slum inhabitants exist in all parts of the globe. Nevertheless, we learn from Table 2-1 that there is a huge variation in the size as well as proportion of slum dwellers living in the developing and developed regions. In 2001, while the developed regions

had only 6 percent of their urban population living in slums, in the developing regions the slum population accounts for 43 percent of their urban residents. In absolute terms, however, about 870 million slum inhabitants, representing 94.15 percent of the world's slum population, are in low-income countries (UN-HABITAT, 2003a,. While 54 million of them, or 5.85 percent of the global slum population, reside in the developed part of the world. The above facts suggest that currently, slum dwellers are largely concentrated in urban areas of low-income countries.

Table 2-1: Total, urban and estimated slum population by major region, 2001

		Urban population		Estimated slum population	
Major Area, Region	Total population (millions)	(millions)	Percentage of total population	(thousands)	Percentage of urban population
World	6134	2923	47.7	923,986	31.6
Developed regions	1194	902	76	54,068	6
Europe	726	534	73.6	33,062	6.2
Other	467	367	79	21,006	5.7
Developing regions	4940	2022	41	869,918	43
Northern Africa	146	76	52	21,355	28.2
Sub-Saharan Africa	667	231	35	166,208	71.9
Latin America and the Caribean	527	399	76	127,567	31.9
Eastern Asia	1364	533	39	193,824	36.4
South-Central Asia	1507	452	30	262,354	58.8
South-eastern Asia	530	203	38	56,781	28
Western Asia	192	125	65	41,331	33.1
Oceania	8	2	27	499	24.1
Least Developed Countries	685	179	26.2	140,114	78.2

Source: UN-HABITAT- United Nations Human Settlements Programme. The Challenges of Slums: Global Report on Human Settlements. London 2003, p. 14

Among the less developed regions, if we solely consider the Least Developed Countries Table 2-1 indicates that 78.2 percent of their urban residents live in slums. Moreover, with 71.9 percent of its urban population living in slum areas, Sub Saharan Africa accounts for the largest share. In contrast, the prevalence rate of slums in Northern Africa is as low as 28.2 percent. Having 24.1 percent of its urban population living in slums Oceania has the least proportion of slum dwellers within the developing regions while South-Eastern Asia follows with a corresponding figure of 28.0 percent. Besides, all the other parts of the non-developed regions have higher percentage of slum dwellers as compared to the world's average of 31.6 percent of global urban population. On the other hand the corresponding figures for Europe and other part of the developed regions only stands at 6.2 and 5.7 percent respectively.

2.3. Slum Policies and Approaches

2.3.1. Policy of Tolerance

Ever since experiencing the formation and proliferation of slums in urban areas, third world countries have adopted various policies towards such settlement. Notably, since the early 1970s' most of the developing countries and particularly those in Africa started witnessing a huge rise in their urban population. This was mainly due the high number of rural-urban migrants (Obudhho and and Mblanga, 1988) and brought about an increase in urban formal housing deficit. The new migrants were left with the option of settling in unplanned settlements because of the availability of affordable houses in such areas. However, despite the expansion of such informal settlements in general, and slums in particular, occurring in cities and towns of developing countries, the initial response by governments and urban decision makers and planners was to "turn a blind eye to the housing built outside the official regulation" (Sietchiping, 2008, p. 34).

The major reason for the urban officials and governments to follow such a policy of tolerance was their wrong view towards the informal settlements. They regarded the occurrence and proliferation of slums as a phenomenon that is unavoidable, temporary and causing little threat.

In other words, they viewed it as a normal and healthy process that happens as a result of an accelerated urban growth and growing number of rural-urban influx of people in particular (Sietchiping, 2008 ; UN-HABITAT, 2003a) . Furthermore, the emergence and expansion of slum was also considered as a temporary phenomenon that will be taken care by economic growth. The assumption was that a high and steady growth of the economy will eventually enable slum dwellers to earn more income or benefit from the economic development and improve their housing and living conditions thus, solve the challenges associated with slum.

2.3.2. Slum Clearance

Realizing the failure of the assumption that the slum population will directly be beneficial from economic growth and consequently solve by itself the problems related to slums, the next approach adopted in cities of developing countries was to bulldoze and physically remove those settlements. Such action was mainly based on the assumption that slum dwellers are illegal settlers. In addition, the eviction of slum inhabitants from their residential areas was also carried out under the context of urban renewal programmes and construction of urban infrastructures and services (UN-HABITAT, 2003a).

The slum clearance policy instead of solving the problem of slums, it further aggravated it. This was manifested in the "creation of new slums at the periphery of cities, outside of municipal boundaries, or it accelerated the overcrowding of dilapidated buildings within cities." (UN-HABITAT, 2003a, p.130). Moreover, the policy was also found to be an expensive approach as compared to other type of slum improvement initiatives to governments (Sietchiping, 2008). Additionally, the slum clearance approach resulted in disruption of the life of the evicted people as it dislocates them from the proximity of their social ties, institutions and employment places. On top of making the slum dwellers residentially displaced and at times homeless, the policy also had an adverse impact on the supply side of urban housing. In other words, such action lowers in number the already existing housing stock and consequently enlarges the prevailing high size of housing deficit (Solomon, 1985).

2.3.3. Sites-and-Services

Due to the inability of slum clearance responses in addressing the problem of slum, governments in developing countries adopted the sites-and- services scheme. Even though sites-and-services programs also incorporated partial and total demolition of slum dwellings, the program ensures the provision of serviced sites to the evictees (Sietchiping, 2008). Overall, the scheme mainly focused on engaging the beneficiaries in building their housing units from own resources on plot of lands serviced by the government with basic infrastructure and services. Yet, sites-and-services schemes had some drawbacks. The most notable shortcoming of the scheme relates to the high housing standard set for the new houses that are to be built on the serviced lands. This makes the programme unaffordable to majority of the would-be beneficiaries whom largely constitute low income people living in rundown settlements. Furthermore, the required payments for the serviced land and the additional and new costs emanating from the use of the newly introduced services and infrastructures further made the scheme expensive to the beneficiaries (Sietchiping, 2008).

2.3.4. Slum Upgrading Programmes

Since late 1970s', again realizing the repressive approach to slum did not work and as part of their membership to the United Nations (UN) developing countries adopted the right to housing of their citizens and thus, committed themselves to providing shelter to all their inhabitants and ceased their action of forced eviction (UN-HABITAT, 2003a). Due to the commitment entered to supply housing to their citizens and knowing that past policies aggravated the situation of slums rather than solving it, third world countries started adapting programs emphasizing on upgrading slum settlements through the provision of basic facilities like potable water and improved sanitary services, and shelter-related infrastructures such as access road and electricity (Solomon, 1985). The objective of similar neighbourhood improvement programs was to bring on-site improvement to the housing and living situation of the slum dwellers without evicting them from their residential places. Overall, the "experience accumulated ... suggests that *in-situ* slum upgrading is more effective than resettlement of slum dwellers" (UN-HABITAT, 2003a, p.

xxvi) besides, even in terms of resource use, the projects were cheaper solutions than the previously implemented policy approaches (UN-HABITAT, 2003a).

Initially, the slum upgrading programmes mainly emphasized on improving the physical characteristics of the dilapidated areas. For instance, if the residential units in a particular locality are predominantly of low quality and ill provided with basic amenities, improvement programs solely concentrating on building and rehabilitating the shelters and related facilities would be performed. All in all, similar neighbourhood improvement programs largely focus on improving the urban physical environment through provision of basic (municipal) services and infrastructures such as supply of fresh water, improving sanitation, access roads, drainage, lighting, electricity, storm drainage and solid waste collection (UN-HABITAT, 2006).

Besides, the recent urban development programs go beyond the physical dimension of slum (UN-HABITAT, 2003a). By using holistic approaches, they attempt addressing the various, multifaceted and yet, interrelated problems confronting slum inhabitants. In other words, neighbourhood upgrading programs generally attempt to enhance the livelihood of the slum residents. This is achieved by linking the physical upgrading work with creation of employment opportunities thus, generation of income to the target low-income community as well as enhances the income earning opportunities of the inhabitants through trainings skill development. In addition, the programs also work on improving access to social services such as schools, clinics and community centers. Overall, the recent slum improvement interventions are more pro-poor and involve, "physical, social, economic, organizational and environmental improvements to the existing slums and informal settlements" (UN-HABITAT, 2006, p.13). And for the above improvements to be materialized the participation of the target beneficiaries in all the phases of the project, starting from problem identification through project design, implementation is indispensable. The active involvement of the community has great impact on ensuring the future sustainability of the urban upgrading programs besides, it empowers the local community by allowing them to have control and say on the overall condition of slums in which they reside (UN-HABITAT, 2006).

In addition, the issue of slum has currently become one of the main global developmental concern and priority. In line with this, and as part of the Millennium Development Goals

MDG7, Target 11, which calls for significantly improving the lives of at least 100 million slum, dwellers by the year 2020 (UN-HABITAT, 2003a, UN-HABITAT, 2004).

2.4. Slum Upgrading Programmes in Addis Ababa

2.4.1. Government-Run Slum Upgrading Initiatives

With regard to the incidence of slum in urban Ethiopia, there are various figures produced by different organizations and institutes. However, though it is difficult and literally impractical tp come up with an exact figure the percentages appearing in certain literatures are to the believe of the writer well exaggerated. For instance, as per UN-HABITAT (2003b) it is suggested that the proportion of inhabitants living urban areas of Ethiopia is as high as 99.4 percent of people living in urban areas of Ethiopia do live in slums (UN-HABITAT, 2003b, p. 26). Besides, the very latest publication produced by the same organization and similarly an estimate made based on a recently conducted urban MDG needs assessment survey, indicated that 80 percent of Ethiopian urban population reside in slums (UN-HABITAT, 2007, p. 22; Federal Democratic Republic of Ethiopia, 2004, p.) yet others put the estimate "at least 70%" (Ministry of Finance and Economic Development, 2005, p. 43). Nevertheless, whichever rate is thought to portray the exact figure, there is a clear indication that the incidence of slum in cities and towns of Ethiopia is one among the highest in the world. This fact signals the indispensability of addressing the problems faced by such a sizeable number of urban residents living in rundown and poorly serviced shelters.

According to UN-HABITAT (2007) and Homeless International (2004), since the 1960s', various attempts have been exerted in Addis Ababa both by the government and NGOs to address the issue of slums. During Emperor Haile Sellassie's Regime, the government launched the Kolfe low-income housing project to provide improved shelter for 91 households. The project deliberately cleared the dilapidated houses of the households, which were located in Tekle Haimanot area of inner Addis Ababa, and offered new and better-serviced residential units to the evictees. Nonetheless, apart from some demolishing of slum neighbourhoods done with the aim of letting aside spaces for new developments, other slum clearance programs (as was commonly practiced in most developing countries in that time) of similar type and scale were not implemented by the regime.

Thereafter, displacement of slum households with cleared dwellings for new developments also continued appearing under the rule of the Socialist Junta (better known as Derg). A good case in point is the relocation of slum inhabitants that resided where Sheraton Addis is now built (Homeless International, 2004). Besides, to address the housing problems of notably the low- and moderate-income inhabitants, in Addis Ababa the Derg Regime introduced cooperative housing programs. Consisting of a subsidized housing program, it provided free plot of lands, technical services including house plan freely to the would be home owners (Solomon, 1985; UN-HABITAT, 2007).

Yet, it was only in early 1980s' that Addis Ababa witnessed a slum upgrading, in its true sense. Financed by the World Bank and the Ethiopian Government the Tekle Haimanot Upgrading Project was introduced in selected 9 kebeles constituting of inner city slum. The project emphasized on providing basic services that eventually ameliorate the health and environmental situation of the locality. As noted by UN-HABITAT (2007), though the project was said to be the first significant intervention of its kind, its achievement was well below its intended target. The shortcoming of the project was mainly attached to its overall design. As stated in UN-HABITAT (2007), "the Tekle Haimanot Upgrading Project was planned in such a way that most of the costs were to be recovered from the target population itself at an affordable loan repayment rate over a period of 20 years" (UN-HABITAT, 2007, p. 47). But, as most of them were of low-income and foremost, due their unsecured tenure status (since most were housed in Kebele owned rental accommodations) they were unwilling to take loans to upgrade rental units on which they have no any control. In addition, the absence of participation of targeted beneficiaries in the different phases of the project was the shortcoming of the project.

Comparatively, during the current EPRDF Regime, Addis Ababa has witnessed wider allocation of funds and greater participation of the city's authority, NGOs and targeted community in neigbourhood improvement initiatives. The most significant intervention in this regard, was the community-based slum upgrading program performed by the Environmental Development Office (EDO) of the Addis Ababa City Administration. As stated in UN-HABITAT (2007), EDO's activities comprise of upgrading infrastructures like culverts, access roads, retaining walls and similar structures. In addition, EDO was also mandated to building social and basic

facilities such as latrines and public water points. EDO carried out its activities in different parts of Addis Ababa and its overall performance in slum upgrading was largely successful. However, "housing improvement does not feature as one of the major components of (its) upgrading program" (UN-HABITAT, 2007, p. 51). Similar to the Tekle Haimanot Upgrading Project, EDO's failure in restoring physical housing shells, notably the dilapidated Kelebe owned accommodations which are in need of urgent repair, is attached to its demand for the target beneficiaries share its costs. Likewise, since the tenants of Kebele owned housing are tenure unsecured they are not encouraged to take out loans for restoring the rental accommodation that do not belong to them. Nonetheless, EDO's overall activates had in many ways improved the living condition of the target communities (Homeless International, 2004; UN-HABITAT, 2007).

Currently, the most visible and grand urban renewal program undertaken in the city is the Condominium Housing Project. It was launched in 2004/05 by the City Government of Addis Ababa and run by the Housing Development Project Office (HDO). The project aims at constructing 200,000 housing units in a period of 5 years and eventually replaces the substandard residential units found in the inner part of the city. Besides, by constructing affordable residential units the project intends to address the ever growing housing needs of the city's population in general and, that of the middle and the low income group in particular. For instance, in 2005 Addis Ababa's housing backlog was as high as 350,000 and to address the dwelling scarcity and meet the shelter needs of new households; additional 40,000 houses were required to be built in the city every year (Addis Ababa City Government, 2006). Furthermore, while reducing by half the level of housing deficit existing in Addis Ababa, the Condominium Housing Project attempts to improve women's access to the newly constructed condominium houses by ensuring that they account for 25% of the beneficiaries (Sisay, 2007). However, despite the initial objective of the project to provide affordable dwellings to the moderate- and low-income residents of the city researches carried out on the overall situation of condominium housing indicate that the intended households/beneficiaries are having difficulty to afford and access the newly built condominium houses (Development Partners, 2008; Sisay, 2007).

2.4.2. The Role of NGOs in Slum Upgrading in Addis Ababa

NGO sponsored community-based slum upgrading programs were carried out in various parts of Addis Ababa with the support of respective Kebele Administrations and other grass root informal entities like '*iddirs*' and '*mahber*' (UN-HABITAT, 2007). Yet, provided that 80 percent of the city's residential areas are slum and the sheer size of NGOs' operating in Addis Ababa, the number of similar organizations engaged in residential improvement is quite small. As stipulated in Homeless International (2004) and UN-HABITAT (2007), NGOs such as CARE, CONCERN, Ethiopia Aid, IHA-UDP, Medical Missionaries of Mary (MMM), OXFAM, Plan International, Rotary Club and the SIM have implemented neighborhood improvement programs (Homeless International 2004, p. 43; UN-HABITAT, 2007, p. 56).

As compared to urban improvement works undertaken by the government, the activities of the NGOs are of lower scope. They mostly chose particular slum locality of Addis Ababa and mainly attempt to improve the infrastructures and environmental sanitations in the intervention areas. Nevertheless, NGOs like CONCERN and IHA-UDP have been engaged in residential units and related facilities renovation. And, on top of direct execution of upgrading projects, CONCERN worked on enhancing the capacity of the beneficiary communities to address their environmental problems by themselves (Homeless International 2004). Overall, as most were community-based interventions they encouraged the target communities to participate in the programs. Some were even successful in mobilizing the communities to put up funds necessary for executing upgrading projects that will eventually benefit the communities themselves (Homeless International 2004). In this regard, few NGOs went as far as raising "something like 10 percent of the project cost" (UN-HABITAT, 2007, p. 56). However, according to the study made by Homeless International (2004), in their attempt to improve the lives of the slum dwellers the NGOs faced the following challenges:

- Absence of clear policies and procedures related to various aspects of urban development
- Absence of effective coordination among stakeholders involved in urban development

- Failure to ensure sufficient participation of local authorities and Kebele level development committees in project design and implementation
- Organizational weakness of kebeles
- Organizational weakness of civil society groups
- Competing policies and or programs that harm the poor or create confusion as in the case of the construction of ring road, which resulted in substantial displacement of the urban poor, or that of urban renewal programs that are in conflict with inner city upgrading programs of the NGOs
- Weak resource bases of community groups to support upgrading programs with cash and material contribution
- Inconsistencies in project prioritizations and identifications of beneficiaries on the part of NGOs

(Homeless International, 2004, p. 46).

Similar to the works performed by EDO, most of the NGOs that were active in slum improvement predominantly focused on establishing and improving infrastructures and environmental sanitation (Homeless International, 2004). However, their involvement in upgrading of physical housing shells is relatively very limited. Nevertheless, some of them namely: Ethiopia AID, CONCERN, IHA-UDP and Plan International incorporated residential units' renovation in their urban development programs. In this regard, the overall activity of IHA-UDP on housing improvement was more pronounced than others and comparatively, was able to build and maintain far higher number of dwellings (UN-HABITAT, 2007). In line with this, in UN-HABITAT (2007) it is indicated that "IHA-UDP has been very active in residential area upgrading in the recent past" (UN-HABITAT, 2007, p. 57) and be one among those very few NGOs which have been running significant improvement programs in Addis Ababa. Despite this fact, the overall contributions of its improvement interventions are not yet profoundly examined and documented. Offcourse, the organization itself has undertaken various evaluations on its particular activities in different period of times and also hired external consultants to conduct a phase-out survey at the termination of the project implemented in the studied area. All the evaluation reports produced were the outcome of relevant studies and yet, they largely are in-house exercises. Hence, to clearly know the results of IHA-UDP's effort in neighbourhood

upgrading and in particular of that of its past implemented project in former Kebele 08, Woreda 23 it is important to carry out a case study research on the mentioned project.

Besides, among the various stakeholders and at large there is also lack of understanding on the challenges related to slums (UN-HABITAT, 2007). Furthermore, the existing knowledge on impact emanating from slum interventions that adopt the non-traditional approaches or in other words, go beyond the housing and other physical characteristics of slums by attempting to address issues linked to poverty is very minimal. Nonetheless, in its effort of slum improvement IHA-UDP employs the holistic approaches. Hence, the existing gap in knowledge in this regard can be tackled through this study.

Chapter III: RESULTS AND DISCUSSION

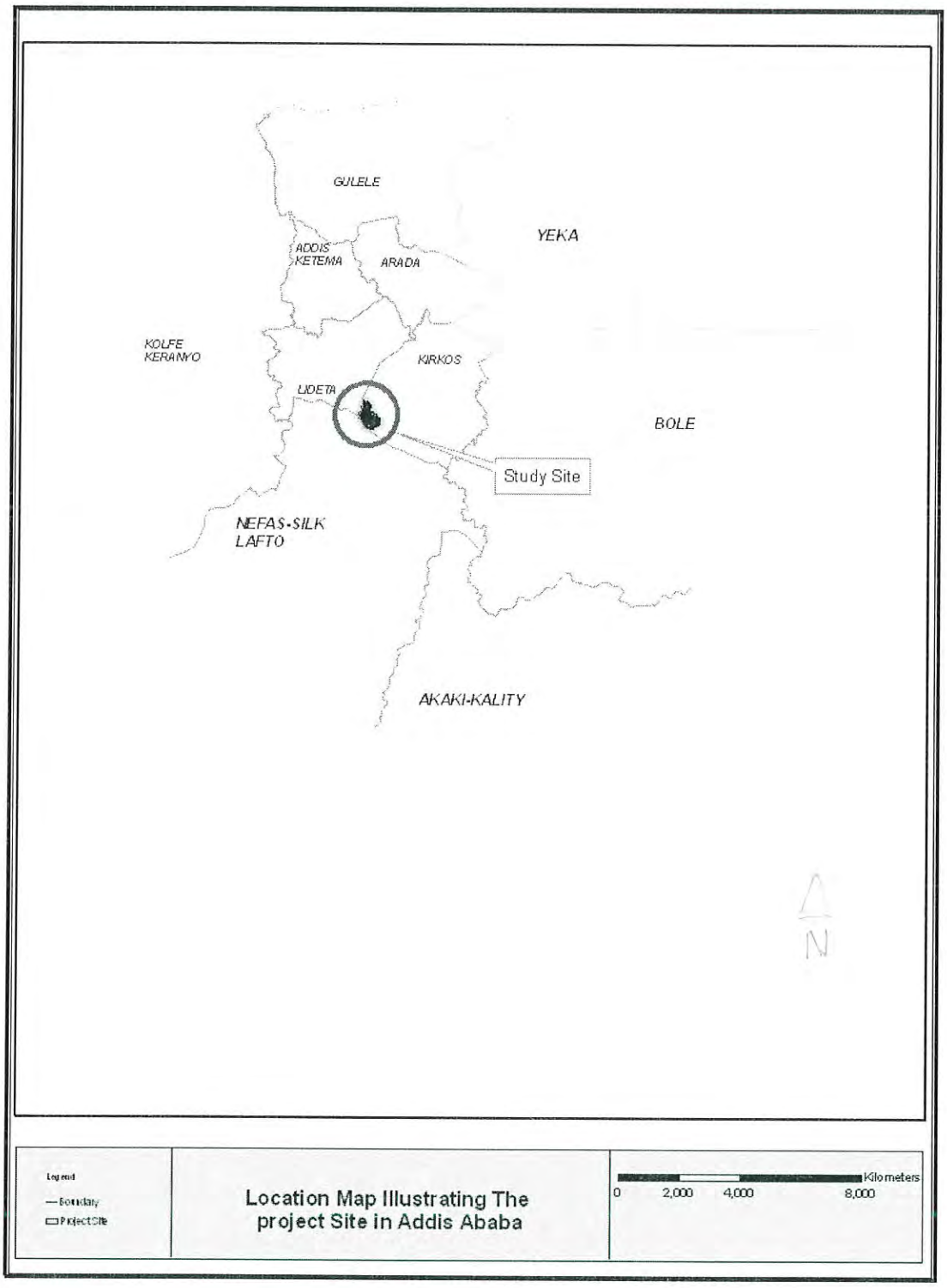
3. Housing Improvement Initiative of IHA-UDP in Former Kebele 08, Woreda 23

3.1. Description of the Study Area

Aiming at improving the housing and living condition of inhabitants of former Kebele 08 of Woreda 23, IHA-UDP intervened in the locality from 1998 to 2004 G.C. Former Kebele 08, Woreda 23 is currently part of Kebele 08/09 of Kirkos Sub-City. It is located in the Southern part of Addis Ababa. In the past, the studied area used to be called *Azadge Sefer* or *Azadge Badeg Sefer*. The name is attributed to the original settlers whom were predominantly followers of Azadge Badeg. They established themselves in the area and built residential units, notably '*chika*' houses, both for their own residence and for rental purpose (Eshetu, 1997). Nonetheless, after the coming in to power of the Socialist Derg (Junta) Regime and its adoption of Proclamation No. 47/1975, which nationalized all urban land and rental dwellings in Ethiopia, most of the houses in the locality were nationalized and placed under the administration of the Kebele Administration. As per the result of Eshetu (1997) survey, 65 percent of the total domestic units located in former Kebele 08, Woreda 23 were rental accommodations owned by the Kebele. While, the privately owned dwellings accounted for little more than 34 percent of the total units (Eshetu, 1997, p. 5).

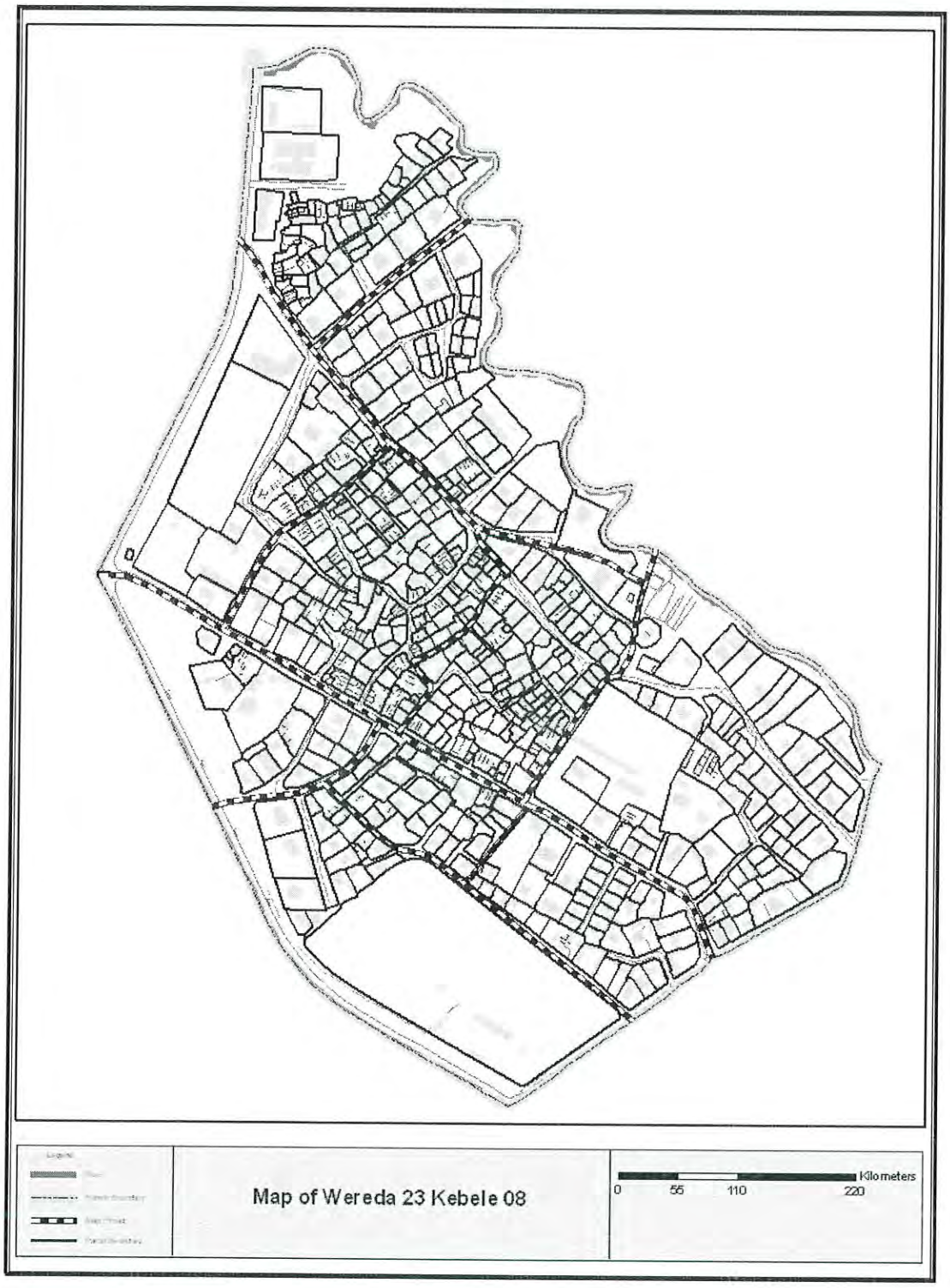
As for the quality of the residential units, Eshetu (1997) indicated that majority of the Kebele houses had walls made from mud or known as *'chika'* houses. Additionally, sizeable number of them had earthen floors and no any foundation at all. Furthermore, though most of the residential units had roofs made form corrugated iron sheets, the iron sheets were old, leaky and not well fixed but rather hold by stones. Besides, they also were ill provided with basic facilities such as toilet and water drainage (Eshetu, 1997).

Map 1: Location Map of the Study Area



Source: Addis Ababa City Administration

Map 2: Map of Former Kebele 08, Woreda 23



Source: Addis Ababa City Administration

Ahead of the intervention of IHA-UDP in the locality, around 1000 households consisting of a total of 6000 members were estimated to live in the Kebele. As indicated in the above paragraph, The neighbourhood had at large poorly built and substandard housing units that were ill provided with basic facilities. Yet, social services like health and community centers were literally not available at all in the area. Moreover, the incidence of socio-economic problems such as unemployment and prevalence of HIV/AIDS were highly visible in the area (Woel and Kibuka). Spatially, former Kebele 08 of Woreda 23 was bordered by the then Organization of African Unity (African Union) and 'Kerchele' prison to the north; by 'Kera" abattoir in the south east; by 'sarbet' and Dill Cotton Factory to the west and by river Sarris in north east (Eshetu, 1997). See Map 1 and 2.

3.2. Type of Housing Improvement Carried-Out by IHA-UDP in Former Kebele 08, Woreda 23

With the aim of improving the living and housing condition of inhabitants of former Kebele 08 of Woreda 23, IHA-UDP intervened in the area from 1997 to 2004 G.C (or 1990 to 1997 E.C.). As part of its neighbourhood improvement initiative, IHA-UDP has repaired and constructed housing units, basic infrastructures and social facilities in the locality. Notably, the organization has carried-out three types of housing upgrading works on residential units of beneficiary households. Accordingly, in this study in general and discussions presented hereafter, the target beneficiaries are classified into three categories.

The first category of beneficiaries consist of households whose previous dwelling units were deemed to be completely unfit for proper human habitation and thus, demolished and rebuilt anew. In sum, IHA-UDP has through its project reconstructed 546 residential units for same number of recipients. All the construction and associated costs and resources were totally covered by the project. The newly built housing units have mostly floor areas of 20 square meters. In rare cases, depending on the availability of free space, the built up area of the houses may vary from 18 to 22 square meters.

The second type of beneficiaries comprises recipients whose dwellings received major repairs by the project. Comparatively, their domestic units were not 'completely' rundown and unsuitable

for providing proper shelter as was the case with dwellings that housed that the former type of households. Thereby, for such kind of beneficiaries, IHA-UDP has firstly identified the structural deficiency of their dwellings and accordingly performed maintenance work. Obviously, the sort of repair undertaken on the residential units housing households falling under this category is not uniform. However, all the works revolve around the roof, wall and floor of the respective houses. And by doing so, the project aims at enhancing the structural quality and permanency of the beneficiaries' dwellings. For instance, if a house is found not to provide proper ventilation, the project will construct windows on its wall. Likewise, if an accommodation has wall made from durable material but has earthen floor and leaking roof, IHA-UDP through its initiative will maintain the floor and replace the old corrugated iron sheets. Understandably, all the costs linked to the major repair of the residential units of beneficiary households were fully paid by the project.

In addition, for the above two type of beneficiary households, on top of maintaining their residential units IHA-UDP has also provided communal latrines and kitchens for them. If previously the recipients had no access to such facilities or the existing facilities were in bad conditions, the project constructed new toilets and kitchens. And in some instances, it also carried out repair work on latrines and kitchens which were in a better situation. The newly built communal facilities are meant to be shared by maximum of 5 families. Moreover, from the interview I had with the organization's construction supervisor, I learnt that IHA-UDP considers itself as improving the housing condition of beneficiaries only and only it supplies them with dwelling unit, communal latrine and kitchen. For instance, before demolishing a housing unit and reconstructing it anew IHA-UDP first determines whether it equally is able to provide the particular recipient with toilet and kitchen facilities. If not, for instance due to lack of space, the project will not proceed with the demolition of the residential unit.

The third category of beneficiary households consists of beneficiaries that lived in houses which were in a much better condition than those inhabiting the above types of recipients. Nevertheless, the project has supported them to undertake minor repair work on their dwellings. For such beneficiaries, the project only provided them construction materials, of required quantity and type, while the actual maintenance work was performed by the household itself. Yet, the required

kind of repair work(s) and the needed building materials will first be identified by the project. The construction materials handed to each beneficiary recipient in maximum amount to Bir 2,000. Thus, apart from the costs related with the purchase of the building materials the associated labour costs were fully covered by the beneficiary household itself. Nonetheless, for such beneficiaries after delivering the items, the project follows whether the repair work is done as to the desired quality. Again, the objective of such intervention was to improve the structural quality of particular residential units.

In the study area, in addition to the three types of housing improvement woks and provision of basic services, IHA-UDP has also trough its neighborhood improvement initiative constructed and upgraded other types of social facilities. Household members belonging to all the three category of beneficiaries have all equal privilege to access the facilities. These newly built facilities include a community library, health post, day care center for the elderly, youth vocational skill training workshop, youth recreational center, vocational skill training workshop for people living with disability and community hall. IHA-UDP has also upgraded a primary school and kindergarten located in former Kebele 08, Woreda 23. Furthermore, for providing potable water to the community, IHA-UDP has also built four communal water points in the locality.

3.2.1. Year When Improvement of Residential Units of Beneficiary Households

With respect to the period of time when the upgrading of beneficiaries' houses were finalized Figure 3-1 displays that nearly $1/4^{th}$ of the total households indicated that maintenance of their dwellings were finalized in 1996 E.C. (24.39 percent). As shown in Appendix 1, the corresponding percentages vary from a high of 50 percent for those getting minor repair, to a low of 20.73 and 23.21 percent for the newly built residential units and those getting major restorations, respectively. The maximum proportion of the reconstructed houses appears in 1993 E.C. (27.44 percent) while the similar share for the domestic units that had major and minor maintenance occur in 1995 and 1996 E.C (25 and 50 percent) respectively. . Besides, 1993 E.C. marks the year when the project undertook maintenance on 21 percent of the improved

- Furthermore, larger number of the upgraded housing units by IHA-UDP in the studied area consists of rental accommodations owned by the Kebele Administration. In general, as was also the case in former Kebele 08, Woreda 23, most of these shelters were of poor quality and require immediate improvement. Yet, the shortcomings of previous interventions (EDO's and the Tekle Haimanot Project) have more to do with their failure to upgrade Kebele owned units. Nonetheless, IHA-UDP's intervention was rather more in favour of the Kebele owned houses. Larger portion of the upgraded units were Kebele owned dwellings. Besides, almost all of them received relatively larger scale of renovation i.e. demolished and reconstructed and received major maintenance.

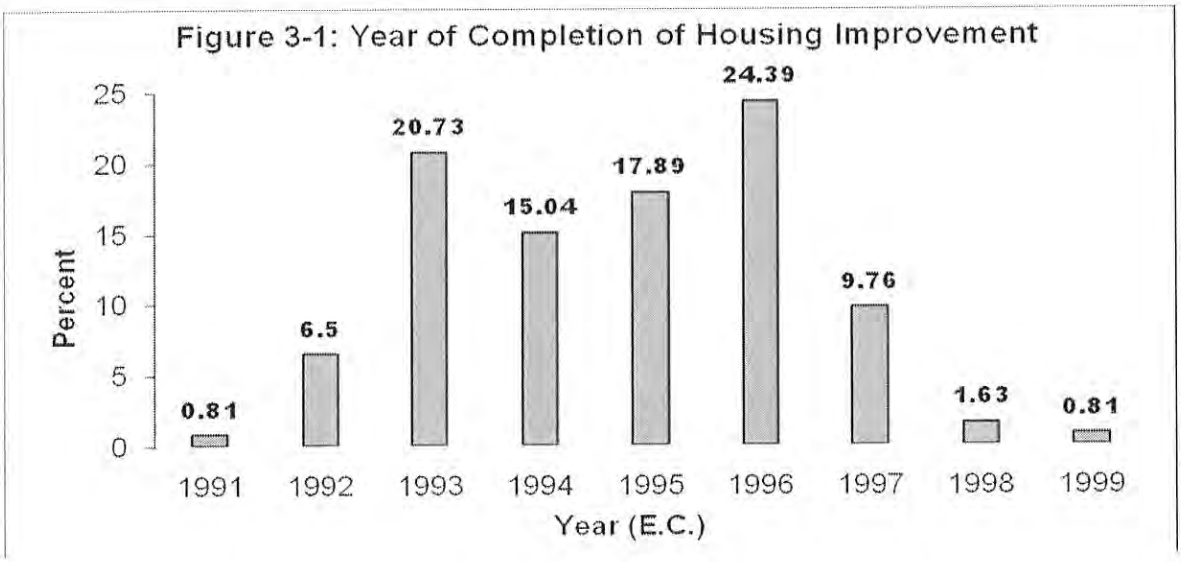
- Additionally, there is clear indication that IHA-UDP's upgrading work carried out on beneficiaries' residential units was predominantly determined by the condition of the units. Relatively, those that were in very bad shape were rebuilt anew. While, housing units that were not in very bad and comparatively better situation obtained major and minor maintenance.

- Besides, it was also found out that IHA-UDP's shelter improvement work in former Kebele 08, Woreda 23 was largely based not on the tenure or holding status of the houses. Rather, the type of improvement work undertaken on the domestic units was predominantly determined by their conditions.

- Through IHA-UDP's intervention implemented in the studied area, households headed by females have equally become beneficial as those families which are headed by male. Furthermore, when analyzing the gender structure of members of beneficiary households there is clear indication that the existing difference between male and female beneficiaries is relatively very narrow.

- The project has also paid due attention to the disadvantaged members of the community. Notably, the establishment of Elderly Care and Support Center and the Vocational Skill Training Center for people living with disabilities tells that due attention is given by the project to socially disadvantaged group of the community.

dwellings. In the following two years, 15 and above 18 percent of the considered shelters was restored.



All in all, Figure 3-1 reveals that during 1993-1996 E.C. the project carried out improvements on 78 percent of the total upgraded residential units. Nevertheless, though it was between 1990 and 1997 E.C. that IHA-UDP intervened in the studied neighbourhood, six of the surveyed households stated that the improvement work on their housing was accomplished in 1998 and 1999 E.C.

3.2.2. Holding Status of the Upgraded Housing Units

As far as the holding status of the upgraded residential units is concerned, Table 3-1 indicates that majority of them are rental accommodations administered by the Kebele Administration (67.48 percent). On the other hand, privately-owned dwellings, both owner occupied and free of rent, comprise for 32.52 percent of the total maintained units. Unlike past residential area upgrading programs which failed to improve Kebele owned houses, as shown in Table 3-1, IHA-UDP's project was comparatively successful in upgrading the rental shelters. The proportion of Kebele houses that are demolished and newly constructed is as high as about 80 percent of the entire Kebele's dwellings. The corresponding percentage for accommodations that received

major maintenance is 60.7 percent whereas, the units which had minor repair only account for 4 percent of the total improved dwellings that are administered by the Kebele.

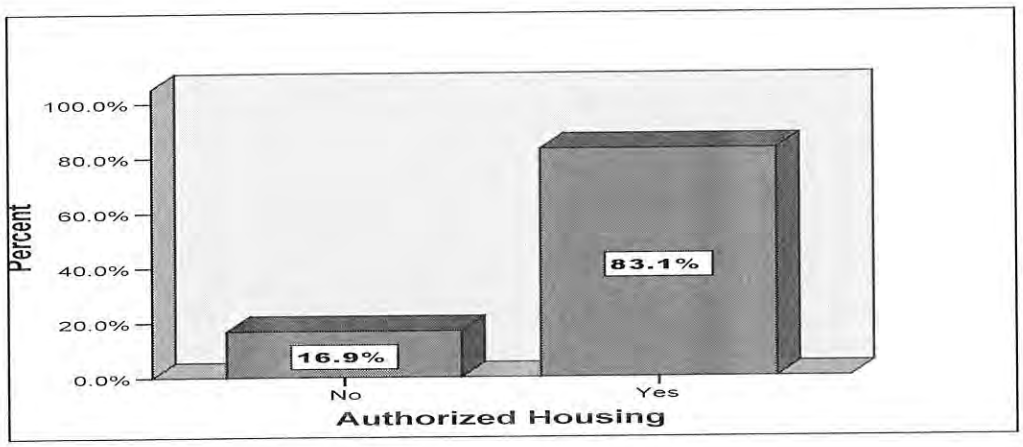
Table 3-1: Holding Status of Residential Units of Beneficiary Households

Holding Status of the Housing Unit	Kind of Housing Improvement carried out by IHA-UDP						Total	
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owned by Household Members	31	18.90	20	35.71	23	88.46	74	30.08
Free of Rent	2	1.22	2	3.57	2	7.69	6	2.44
Privately Owned	*33*	*20.12*	*22*	*39.29*	*25*	*96.15*	*80*	*32.52*
Rented from Kebele	131	79.88	34	60.71	1	3.85	166	67.48
Rented from Agency for Governement Houses	-	-	-	-	-	-	-	-
Rented from Private Owners	-	-	-	-	-	-	-	-
Total	164	100	56	100	26	100	246	100

As shown in Table3-1 improved dwellings that are privately-owned account in sum for 32.52 of the entire units housing the beneficiary households. The maximum proportion of upgraded dwellings hold by private individuals appears in the type of houses that had minor maintenance (96.15 percent). The related figure for houses getting major repair and rebuilt anew is 39.29 and 20.12 percent respectively. Besides, Table 3-1 indicates that neither of the upgraded shelters is rental units owned by the Agency for Government Houses nor by private individuals. Furthemore, Figure 3-2 below, indicates that 83 percent of owner occupied shelters are

authorized units whereas, the remaining ones comprising about 17 percent of the total are without municipal permit.

Figure 3-2: Legal Status of Privately-Owned and Upgraded Housing Units



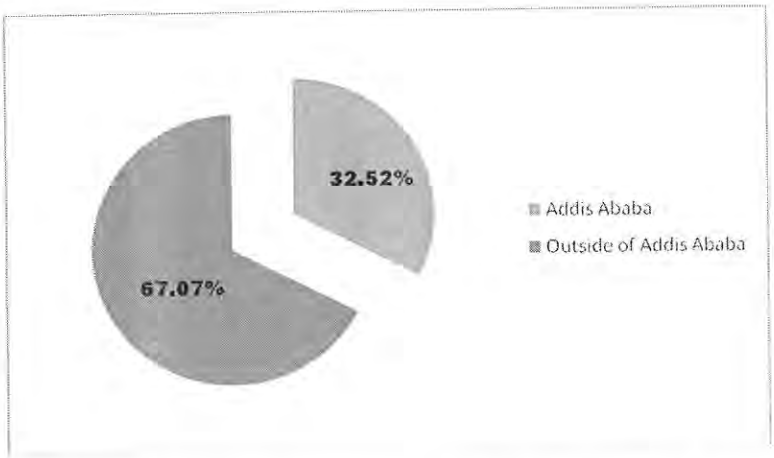
It appeared from Table 3-1 that substantially larger share of housing units that received large scale of maintenance, i.e. reconstruction and major repair, through IHA-UDP's initiative are rental accommodations owned by the Kebele administration (79.88 and 60.71 percent). Implicitly, the above fact tells that Kebele houses located in the study area were ahead of IHA-UDP's intervention of relatively lower quality. Furthermore, on top of improving residential units that are both privately and Kebele owned, Table 3-1 reveals that the project was more in favour of the latter type of units. Nonetheless, as mentioned above many of the past interventions were reluctant to improve the kebele's rental accommodations (Homeless International, 2004; UN-HABITAT, 2007). This fact thus signals that the kind of holding status of the residential units was somehow not a determining factor for IHA-UDP to perform any type of upgrading work on particular beneficiary's dwelling.

3.2.3. General Characteristics of Beneficiary Households and their Members

To obtain primary data pertinent for this study, a total of 246 households consisting of 1, 325 members are surveyed. Data that relates to the overall characteristics of the beneficiaries is

gathered from family-heads of the considered recipients. Herebelow, we will examine the demographic and socio-economic characteristics of the household-heads and their members at large.

Figure 3-3: Place of Birth of Household Head



If we first examine the place of birth of heads of beneficiary households, we learn from Figure 3-3 above, that majority of them are migrants (67.35 percent of the reporting households). Those born in Addis Ababa do account for about 33 percent of the entire heads of recipients. As a matter of fact, the above figures go in line with the general assumption telling that most of informal settlers in general and slum dwellers in particular are non-local residents with "poor integration ... into the broader community and its opportunities" (UN-HABITAT, 2007, p. xxxi). Besides, this might also suggest that highest number of (the first generation of) slum dwellers in Addis Ababa are people not born in the city itself.

Appendix 2 reveals that the largest percentage of families headed by migrant occurs in type of households whose residential units had minor repair (88.46 percent). Beneficiaries housed in the reconstructed units have household-heads that are not born in Addis Ababa and the parallel figure for those whose dwellings had major maintenance is more than 57 percent. Overall, one can learn from Appendix 2 that for all the three categories of beneficiary households, families headed by migrants comprise for the largest share than those lead by local residents.

When looking at the ethnic backgrounds of household-heads, Appendix 3 shows that greater portion of them are Amharas (61.3 percent) followed by Oromos and Tigreans (26.7 and 5.8 percent respectively). Families headed by individuals belonging to the Gurague and Kenbata ethnic group account for 5 and 0.4 percent of the considered beneficiaries respectively. Moreover, when asked about their ethnic background two of the respondents, reported saying that they are from *'debub'* i.e. the Southern Nations Nationalities and People's Regional State but did not specify their specific ethnicity.

With regards to the sex structure of families-heads whom IHA-UDP improved their shelter, at the time of the survey, 42 percent of them are found to be female-headed households. On the other hand, male-headed families comprise for 58 percent of the considered beneficiaries. As shown in Table 3-2, the highest proportion of families lead by females appears in the type of recipients whose residential units received major restoration (51.79 percent) and households residing in the units which got minor maintenance constitute the largest portion of male-headed families (69.23 percent). For households whose shelters were rebuilt anew and received minor repair, Table 3-2 indicates that the number of male-headed families surpass the female-headed recipients. Yet, the reverse holds true as regards to recipients whose accommodations had major maintenance by the project.

Table 3-2: Sex Structure of Heads of Beneficiary Households

Sex of the Household Head	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Female	66	40.24	29	51.79	8	30.77	103	41.87
Male	98	59.76	26	46.43	18	69.23	142	57.72
Not stated	-	-	1	1.79	-	-	1	0.41
Total	164	100	56	100	26	100	246	100

When looking at the gender gap existing between heads of beneficiary households, Table 3-2 reveals that relatively greater disparity prevails among beneficiaries gaining from minor repair on their houses. Male headed-households are more than twice as much as the female headed recipients, or their share was higher by 125 percent. Similarly, for the reconstructed dwellings the share of the former kind of households was by 48.5 percent greater than the latter. With respect to beneficiaries whose houses received major repair, female-headed are by 11.5 percent higher than male-headed ones. Besides, if we further consider the gender structure of residents living in the upgraded residential units, one can learn that the gender difference existing between female and male members of the beneficiary households is much narrower. Appendix 4 shows that about 48 percent of them are female while, the male account for more than 52 percent of the total individuals that benefited from IHA-UDP's activity in housing improvement.

As regards to the marital status of the household-heads, at the time of the survey, nearly 50 percent of them were married and around 32 percent of the household-heads were widowed. In sum, Appendix 5 indicates that beneficiary households that are lead by married and widowed persons account for 81 percent of the whole recipients. In the other extreme, during the survey, individuals reporting living together with their partners (without formally being married) account for the least share of (0.81 percent).

Table 3-3: Household Size of Beneficiary Households

Household Size	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<3	29	17.68	5	8.93	2	7.69	36	14.63
3-5	72	43.90	26	46.43	4	15.38	102	41.46
6-8	48	29.27	18	32.14	11	42.31	77	31.30
9-11	13	7.93	5	8.93	7	26.92	25	10.16
>11	2	1.22	2	3.57	2	7.69	6	2.44
Total	164	100	56	100	26	100	246	100

As far as the household size of beneficiary families is concerned, Table 3-3 above displays that 41 percent of total household size of 3-5 persons. Families with 6 to 8 members comprise for 31.3 percent of the entire beneficiaries while those consisting of more than 9 (inclusive) residents make up for 12.6 percent. Furthermore, 12.6 percent of the surveyed households have 2 and fewer family members. Majority of the beneficiary households residing in the reconstructed houses and those which received major repair are families with 3 to 5 members (43.9 and 46.4 percent respectively). Comparatively, largest proportion of recipients living in the domestic units that had minor repair are larger in size (6 to 8 persons).

On the other hand, if one considers the proportion of households with family size of 9 and more individuals, Table 3-3 shows that 9.15 percent of the recipients living in the newly built accommodations are of similar size. The corresponding percentage for beneficiaries whose houses received major and minor maintenance is 12.5 and 34.6 percent respectively. Hence, from the above figures one can deduce the housing units that received minor restoration are occupied by families of larger size. As shown in Appendix 5, this might be related to the fact that both the maximum proportion of married household-heads (65.38 percent) and minimum share of single family heads (3.85 percent) appear in the latter type of recipients.

Table 3-4: Average Household Size of Beneficiary Households

Type of Benefit Received by Household	Number of Household Members/Residents	Number of Households	Average Household Size
Construction of New Housing Unit	822	164	5.0
Major Repair of Housing Unit	313	56	5.6
Minor Repair of Housing Unit	190	26	7.3
Total	1325	246	5.4

Consistent to the figures appearing in Table 3-3 above, beneficiary households residing in housing units that received minor repair have on average the highest household size of 7.3 persons per family. Whereas, the average family size of recipients dwelling in the reconstructed units is 5 persons per household and appears to be the least and the corresponding figure for recipients living in houses that had major restoration is 5.6. Besides, as displayed in Table 3-4, the average family size of all the beneficiary households is on average 5.4 persons per family.

Appendix 6 indicates that sizeable number of family-heads of beneficiaries practice the Orthodox religion (91.5 percent). While, the least proportion of them are Catholics (0.4). The share of families headed by followers of Protestant and Muslim religion is 4.5 and 2.8 percent respectively of the total recipients. In general, one can learn from Appendix 6 that beneficiary households headed by Christian individuals account for 97 percent of the entire families whereas, those headed by Muslims make up for about 3 percent.

As far as the educational background of the household-heads is concerned, Appendix 7 reveals that the highest proportion or nearly $1/4^{th}$ of them are illiterate. Moreover, families whom household heads have not attended primary school and beyond account for nearly 40 percent of the surveyed households. The maximum proportions of households headed by individuals who can utmost only read and write appears in the type of beneficiaries whose housing units got minor maintenance through IHA-UDP's intervention (39.63 percent). The corresponding percentage for other type of recipients goes as high as 39.63 percent for those living in the newly built houses and as low as 32.14 percent for families whose shelter had major maintenance.

Besides, household heads who have attained post secondary education account for 7 percent of the total heads of beneficiaries. Precisely, more than 6 percent of them obtained college diploma while, those holding university degrees consist of only 0.81 percent of the total and are confined to the type of recipients whose dwellings had minor repair. All in all, Appendix 7 indicates that the heads of the surveyed households were largely unable to partake from the broader educational opportunities provided by the city of Addis Ababa.

Table 3-5: Type of Employment of Members of Beneficiary Household

Type of Employment	Kind of Housing Improvement carried out by IHA-UDP						Total	
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Self-Employed	95	38.62	27	28.13	31	50.00	153	37.87
Governmental Organization	43	17.48	21	21.88	15	24.19	79	19.55
Non-Governmental Organization	25	10.16	4	4.17	3	4.84	32	7.92
Private Organization	83	33.74	44	45.83	13	20.97	140	34.65
Total	246	100	96	100	62	100	404	100

At the time of the survey, among the reported 1,325 residents (see Table 8), as shown in Table 3-5 above, 404 of them stated that they have employment. In other words, members of the target community who are engaged in income generating activities/employment comprise only 30.5 percent of the surveyed household members. Since individuals that are not economically active (such as pensioners and students) are also included when counting the entire members of the considered households, the figure above cannot per se portray the level of unemployment prevailing in the community. Nonetheless, the figure indicates that higher share of the community members (69.5 percent) do depend on smaller number of salaried persons.

Furthermore, if we look at the kind of employment working members of the surveyed community are engaged in, Table 3-5 shows that about 38 percent of them, which also represents the largest share, are self employed. This finding goes in line with related literature on slums which in general suggests and/or assumes that most of slum dwellers are engaged in the informal sector of the economy than otherwise (UN-HABITAT, 2003A). The corresponding percentage rises as high as 50 percent for those whose dwellings had minor maintenance to a low of 38.62 and 28.13 for inhabitants of the newly built and majorly repaired dwellings. People

working in private organization account for about 35 percent of total considered targeted individuals while, those engaged in governmental and non-governmental organizations comprise for 20 and 8 percent respectively. Proportionally, the maximum percentages of household members dwelling in the residential units that were reconstructed and had minor repair are self employed (38.62 and 50 percent respectively) whereas, majority of those housed in the accommodations which received major maintenance work in private organizations (45.83 percent).

Table 3-6: Reported Distribution of Monthly Income of the Female Household Head

Monthly income (Birr)	Kind of Housing Improvement carried out by IHA-UDP						Total	
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit			
	Number	Total	Number	Total	Number	Total	Number	Total
< 50	3	5.45	1	3.85	-	-	4	4.55
51-100	9	16.36	9	34.62	-	-	18	20.45
101-200	26	47.27	8	30.77	3	42.86	37	42.05
201-300	8	14.55	3	11.54	2	28.57	13	14.77
301-400	4	7.27	2	7.69	-	-	6	6.82
401-500	2	3.64	-	-	1	14.29	3	3.41
501-600	1	1.82	-	-	1	14.29	2	2.27
601-700	1	1.82	2	7.69	-	-	3	3.41
701-800	-	-	1	3.85	-	-	1	1.14
901-1000	1	1.82	-	-	-	-	1	1.14
>1000	-	-	-	-	-	-	-	-
Total	55	100	26	100	7	100	88	100

When examining the distribution of monthly income of household heads, presented hereafter, I adopted the global benchmark set for classifying people living both in extreme poverty and in poverty. I was obliged to do so due to the difficulty encountered in getting related and foremost, recent figures serving as national and local yardsticks for classifying the citizens of the land into

different income groups. Thereby, individuals earning less than US$1 a day, which in our case corresponds approximately to less than Birr 10 a day or similarly, Birr 300 a month are categorized as people living in extreme poverty. While, those having an income of less than US$ 2/day or Birr 20/day (or Birr 600/month) are said to live in poverty.

Appendix 8 reveals that around 60 percent of the surveyed family heads have monthly income of less than Birr 300 or less than US $ 1 per day. The related percentage augments to above 63 and 62 percent for recipients residing in the residential units that received major restoration and reconstructed anew. Comparatively, the parallel figure for households whose dwellings had minor repair is as low as 37.5 percent. Yet, if we separately consider the female headed households, Table 3-6 above, shows that 82 percent of them make utmost Birr 300 or equivalently get US $ 1 a day. Proportionally, female heads of beneficiary families that earn less than US $ 1 per day are by 37 percent greater than all household heads receiving same amount of income. Likewise, the proportions of female household-heads belonging to the three types of beneficiaries and receiving maximum of Birr 300 are by far greater the corresponding percentage for all household heads. For instance, female heads of families that make utmost Birr 300 and whose dwellings received minor repair account for 72 percent of total female-headed beneficiaries or are by 96 percent greater than the matching figure for surveyed households.

On the other hand, if we consider household heads earning lesser than Birr 600 per month (equivalent of US $2 a day), Appendix 8 indicates that they in sum comprise for 82 percent of the entire heads of the beneficiary families. Their related percentages alters from a high of 86 and 82 percent for those residing in the reconstructed and majorly maintained houses to a low of 62.5 percent for those gaining from minor repair undertaken on their dwellings. Likewise, if we distinctly examine the situation of female-headed beneficiaries Table 3-6 displays that substantially larger share of their family heads, comprising for 94.3 percent, have monthly income of less than Birr 600. Surprisingly, all the female heads of recipients whose residential units had minor repair earn less than US $ 2 a day or below Birr 600 per month. While, those residing in the new housing units and the houses that undergo major repair and with daily income of US $2 or Birr 600 and below consist for above 96 and 88 percent of beneficiary families lead by females.

The above figures indicate that greater majority of heads of beneficiary households earn less than 2 US$ per day (82 .16 percent) while 60 percent of them get 1 US$ a day. Besides, the case with households that are female-headed is much worse. Eighty two percent of them receive less than 1 US$ a day and the proportion of female heads of recipients earning less than 2 US$ a day is as high as 94 percent of the total female-headed households. Nonetheless, since the above indicated figures (income amounts) do not take into account the aggregate income of respective households, it will be incorrect to categorize the recipients as living in extreme poverty or poverty. Actually, the writer attempted to collect data telling the sum amount of income earned by each household. However, it is his strong believe that most of the reported figures were not too precise and not good enough to correctly depict the true picture as regards to households' aggregate income. Hence and unfortunately, the writer was obliged to only rely on the respondents' (family heads) income.

4. Condition of Housing in Former Kebele 08, Woreda 23

4.1. Condition of Housing and Housing-Related Facilities in former Kebele 08, Woreda 23, Before IHA-UDP's Intervention

In this section, the writer will analyze the overall condition of the residential units and basic facilities in former Kebele 08, Woreda 23 before IHA-USP's intervention in the neighbourhood. Mainly, the assessment will be done based on the major four components that characterize slum settlements and which are; access to safe water, access to sanitation and other infrastructures, structural quality of housing and availability of adequate spacing in the dwellings. Besides, comparison will also be made to the overall condition of housing and housing-related facilities prevailing in the whole of Addis Ababa in 1994.

Table 4-1: Wall Materials of Housing Units Before IHA-UDP's Intervention

Construction Materials Used	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Wood & Mud	154	93.90	54	96.43	24	92.31	232	94.31
Wood & Grass/ Wood only	2	1.22	2	3.57	-	-	4	1.63
Stone & Mud	1	0.61	-	-	-	-	1	0.41
Stone & Cement	-	-	-	-	-	-	-	-
Blocket, cement paved/not paved	-	-	-	-	1	3.85	1	0.41
Clay/Mud Bricks	-	-	-	-	-	-	-	-
Corrugated Iron	-	-	-	-	-	-	-	-
Other	5	3.05	-	-	-	-	5	2.03
Not Stated	2	1.22	-	-	1	3.85	3	1.22
Total	164	100	56	100	26	100	246	100

When examining the structural features of the residential units located in former Kebele 08, Woreda ahead of IHA-UDP's intervention, we observe that comparatively most of them were poorly built. For instance, if we look at the materials from which the walls of the dwellings are constructed, Table 4-1 shows that 94.3 percent of the total accommodations have walls built from wood and mud. Yet, as per the 1994 national housing and population census and displayed in Appendix 9, the proportion of houses with walls made walls made from similar material consist of 82 percent of the city's housing stock in 1994 (CSA, 1995). Moreover, accommodations accounting for around 2 percent of the total have walls made from wood and grass. The maximum proportion of dwellings with walls constructed from wood and mud and wood and grass occurs in the type of houses that later received major maintenance through IHA-UDP's project (96.43 and 3.57 percent respectively). The corresponding percentages for demolished and newly built units are as indicated in Table 4-1, about 94 and 1.2 percent respectively. As regards to the accommodations that got minor repair, more than 92 percent of them have walls constructed from wood and mud whereas, none of them have walls made from wood and grass.

Table 4-2: Floor Materials of Housing Units Before IHA-UDP's Intervention

Construction Materials Used	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Earth/Solid	115	70.12	18	32.14	2	7.69	135	54.88
Timber	16	9.76	15	26.79	1	3.85	32	13.01
Cement, Plastered/ not plastered	32	19.51	17	30.36	20	76.92	69	28.05
Plastic Tiles	0	0.00	3	5.36	1	3.85	4	1.63
Cement Tiles	0	0.00	2	3.57	0	0.00	2	0.81
Other	0	0.00	1	1.79	1	3.85	2	0.81
Not Stated	1	0.61		0.00	1	3.85	2	0.81
Total	164	100	56	100	26	100	246	100

Besides, when looking at dwellings with walls made from more durable materials, Table 4-1 indicates that none of the residential units that later got upgraded initially had walls constructed from stone and cement nor from bricks. Yet, only 1 unit which afterwards received minor repair and represent 3.85 percent of the total had walls built from blocket. Overall, one can learn from Table 4-1 that majority of the houses receiving all the three types of improvements had ahead of IHA-UDP's intervention in the locality no walls constructed from durable construction materials.

As far as the floors of the dwellings are concerned, Table 4-2 reveals that before IHA-UDP's intervention the largest proportion of the domestic units had earthen floors (54.88 percent). The figure tells that the condition of floor in the housing units found in the study area is more or less similar to that of other domestic units in Addis Ababa in 1994. During that time, Appendix 10 indicates that around 53 percent of the city's dwellings had earthen floors. The highest proportion of residential units in Kebele 08, Woreda 23 with dirt floors occurs in the type of houses which later were constructed anew (70.12 percent). The corresponding share varies from a high figure of 32.14 percent for dwellings that got major repair to a low of 7.69 percent for those receiving minor maintenance. Floors made from cement (either plastered or not), plastic and cement tiles comprise for 28.05, 1.63 and 0.81 percent respectively of the total beneficaties' houses. Moreover, Table 4-2 reveals that domestic units which subsequently got rebuilt and major maintenance through IHA-UDP's initiative were to large extent earthen floors (70.12 and 32.14 percent respectively). Whereas, most of the houses that got minor repair had floors made of cement.

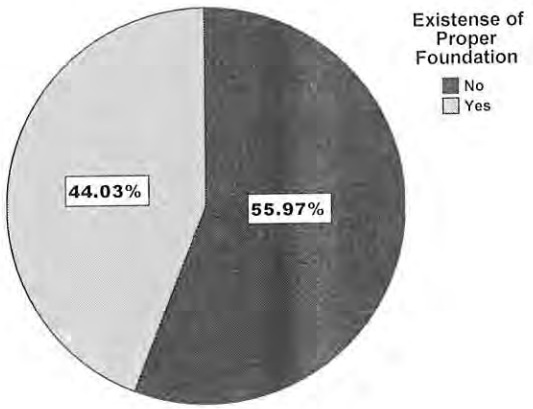
With regards to the roof, similar to the situation prevailing in the city (see Appendix 11) substantially higher numbers of the surveyed residential units have roofs made from corrugated iron sheets (98.37 percent). As shown in Table 4-3, however, nearly 1 percent of the houses used to have roofs built from concrete/cement. Concerning the quality of roofs, Eshetu stated that most of corrugated iron sheets were rusty and leaking and hold by stones (Eshetu, 1997).

Table 4-3: Material Used for Construction of Roof of Housing Units Before IHA-UDP's Intervention

Construction Materials Used	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Corrugated Iron Sheet	162	98.78	55	98.21	25	96.15	242	98.37
Concrete/Cement	1	0.61	1	1.79	0	0.00	2	0.81
Not stated	1	0.61		0.00	1	3.85	2	0.81
Total	164	100	56	100	26	100	246	100

If we look the characteristics of the housing units from the point of view of availability of proper foundation, Figure 4-1 displays that around 56 percent of the total residential units inhabiting the considered households were ahead of IHA-UDP's intervention in the area built without any foundation at all. Obviously, as shown in Appendix 12, the highest percentage of the dwellings with no foundation appears in the kind of houses which thereafter are reconstructed anew (65.85 percent). The related figure for the residential units that had major repair is 42.86 percent while for those undergoing minor maintenance is only 15.38 percent. Thus sizeable number of the residential units that later were demolished and rebuilt or in other words, undergone large scale of restoration (66 percent) were initially constructed without foundation. Likewise, about 43 percent of dwellings which received major repair had also no foundation. Comparatively, in terms of availability of foundation, IHA-UDP's large-scale/degree of housing improvement work was to a large extent carried-out on shelter having no foundation at all. Yet, as displayed in Appendix 12, 80.77 percent of the housing units that had minor maintenance were built on foundation. Since 85 percent of these accommodations are authorized units (Figure 3-2) it is not surprising for a sizeable share of them to have foundations.

Figure 4-1: Availability of Proper Foundation for Housing Units-Before IHA-UDP's Intervention



As regards the number of rooms, in general, the residential units found in Kebele 08, Woreda 23 have higher average number of rooms per housing unit than most of the houses found in the city in 1994 G.C. For instance, as shown in Table 4-4 domestic units with single room account for 20 percent of the surveyed houses. On the other hand, in 1994, around 31 percent of accommodations in the city as a whole had only one room (Appendix 13). The single room dwellings are totally confined to the kind of units that afterwards were demolished and reconstructed (26.22 percent of them) and those that had major repair (10.71 percent). Again, knowing that housing units that got minor repair are largely privately owned (Table 3-1) and authorized (Figure 3-2), it is generally accepted for none of them to only have one room. Instead, they comprise for the largest share of residential units with relatively more number of rooms. As displayed in Table 4-4, the maximum proportion of 3, 4 and 5 room dwelling units occurs in the type of houses that received minor repair (46.15, 15.38 and 11.54 respectively).

Table 4-4: Number of Rooms in the Housing Units Before IHA-UDP's Intervention

Number of Rooms (excluding toilet, bathroom and passageways)	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1	43	26.22	6	10.71	0	0.00	49	19.92
2	90	54.88	27	48.21	7	26.92	124	50.41
3	20	12.20	12	21.43	12	46.15	44	17.89
4	5	3.05	7	12.50	4	15.38	16	6.50
5	2	1.22	2	3.57	3	11.54	7	2.85
6	0	0.00	1	1.79	0	0.00	1	0.41
Not stated	4	2.44	1	1.79	0	0.00	5	2.03
Total	164	100	56	100	26	100	246	100

Table 4-4 indicates that the highest proportion of the domestic units had ahead of IHA-UDP's improvement work two rooms (50.41 percent). As was the case with single room dwellings, the maximum share of houses with two rooms occurs in the type of accommodations that were tear down and built anew (54.88 percent), followed by the units that got major and minor maintenance (48.211 and 26.92 percent respectively). Domestic units with three and lesser number of rooms account for 88.2 percent of the entire beneficiaries' shelter. And the figure is by 13.5 percent higher than the related percentage of 77.74 percent related to the city as a whole in 1994 (Appendix 13).

Nonetheless, Table 4-4 shows that those shelter that through IHA-UDP's project were rebuilt and received major restoration, or comprising for 54.88 and 48.21 percent of the total, respectively, are predominantly 2 rooms' houses. While, the largest share of housing units which had minor repair have 3 rooms (46.15 percent). All in all, the above figures indicate that higher scale of maintenance work (reconstruction and major repair) undertaken by IHA-UDP were carried out on those residential units that generally have lesser number of rooms than otherwise.

In general, the discussion presented above informs that prior to IHA-UDP's intervention in former Kebele 08, Woreda 23 most of the residential units were structurally very poor. Besides, as compared to the condition of housing in Addis Ababa in 1994, the structural permanency of the residential units located in the study area was largely not better but rather worse or at best, similar.

Table 4-5: Type of Toilet Facility Used by Households Before IHA-UDP's Intervention

Type of Toilet Facility	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No Toilet	13	7.93	1	1.79	1	3.85	15	6.10
Toilet with Flush, Private	0	0.00	0	0.00	3	11.54	3	1.22
Toilet with Flush, Shared	0	0.00	0	0.00	0	0.00		0.00
Pit Latrine, Private	8	4.88	9	16.07	16	61.54	33	13.41
Pit Latrine, Shared	142	86.59	44	78.57	6	23.08	192	78.05
Not stated	1	0.61	2	3.57		0.00	3	1.22
Total	164	100	56	100	26	100	246	100

Another major feature of the neigghbourhood that is worth examining is the condition of basic facilities existing in the studied area prior to the execution of IHA-UDP's project. Comparatively, the provision of the housing related infrastructures in former Kebele 08, Woreda 23 exhibit a much better picture than the prevailing situation in Addis Ababa. If we first look at the condition of toilet facilities, Figure 4-7 reveals that little more than 6 percent of the total households have no access to any kind of toilet facility. The corresponding percentage was in 1994 as high as nearly 24 percent for the city of Addis Ababa at large (Appendix 14). Nonetheless, still 15 households having of 80 members stated to have no access any type of excreta disposal facility at all prior to IHA-UDP's intervention in their locality. The maximum

proportion of households without any toilet facility appears in the type of dwellings that later were demolished and reconstructed (7.93 percent). While the parallel figure for households living in the residential units that got major and minor repair is 2 and 4 percent, respectively. With respect to access to sanitary facilities, ahead of IHA-UDP's project execution in the area, relatively it is households whose shelter were rebuilt anew that have no access to improved sanitation facilities.

Besides, Table 4-5 indicates that formerly, greater percentage of beneficiary households, or representing 78 percent of them, had access to shared pit latrines. The proportion goes as high as 86.6 percent for those whose accommodations were reconstructed and as low as 23 percent for those residing in dwellings that got minor repairs. The matching percentage for inhabitants dwelling in the units getting major restoration is about 78.6 percent. In other words, 13.4 percent of the total recipients had access to private pit latrines while only 1.22 percent of them use private toilets with flush.

Table 4-6: Number of Households Sharing Communal Latrines Before IHA-UDP's Intervention

Number of Households	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
< 3	38	26.76	12	27.91	1	25.00	51	26.98
4-6	59	41.55	15	34.88	2	50.00	76	40.21
7-9	22	15.49	5	11.63	0	0.00	27	14.29
10-12	3	2.11	6	13.95	1	25.00	10	5.29
13-15	10	7.04	1	2.33	0	0.00	11	5.82
> 16	10	7.04	4	9.30	0	0.00	14	7.41
Total	142	100	43	100	4	100	189	100

Furthermore, Table 4-6 discloses that households who had access to communal latrines did predominantly use toilets that are shared by 4 to 6 number of families (40.21 percent). Recipients using latrines which are shared by maximum of three families account for 27 percent of the total. Whereas, toilets used by 10 and more number of recipients account for 18.52 percent. The corresponding proportion alters from a high of 25.6 and 25 percent for recipients dwelling in

housing units that subsequently had major and minor repair, to a low of 16.2 percent for those living in the newly built accommodations.

Table 4-7: Major source of Drinking Water- Before IHA-UDP's Intervention

Source of Drinking Water	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Pipe Water, inside the House	1	0.61	3	5.36	0	0.00	4	1.63
Pipe Water, Inside the Compound-Private	28	17.07	27	48.21	22	84.62	77	31.30
Pipe Water, inside the Compound-Shared	42	25.61	8	14.29	2	7.69	52	21.14
Pipe Water, outside the Compound	91	55.49	16	28.57	1	3.85	108	43.90
Not stated	2	1.22	2	3.57	1	3.85	5	2.03
Total	164	100	56	100	26	100	246	100

As far as the condition of water supply before the execution of IHA-UDP's project is concerned, Table 4-7 shows that the highest percentage of beneficiary households i.e. 44 percent of the total, depend on public water points for their demand for drinking water. Similarly, in case of Addis Ababa, Appendix 15 shows that in 1994 around 45.3 percent of housing units were supplies from same sources (CSA, 1995). As indicated in Table 4-7 the percentage of recipients accessing fresh water from public points varies from a high of 55.5 percent for those whose housing units were rebuilt by the project to a low of about 4 percent for the families residing in units which later obtained minor repair. The related percentage for recipients dwelling in the houses receiving major repair is 29 percent. On the other hand, as shown in Table 4-7 the highest proportion of the inhabitants whose houses had minor and major repair have access to pipe water inside their

compound (84.62 and 48.21 percent respectively) whereas, those housed in the newly built dwellings mainly depended on public water sources (55.49 percent).

Moreover, if we examine the number of families that depended on the communal water sources i.e. shared pipe water found in compounds and public water points, as indicated in Appendix 21 larger number of them are accessed by surprisingly, maximum of 3 and more than 20 families (25.63 percent). The highest percentage of beneficiaries whose housing units got minor and major repairs used to get potable water from sources shared by 3 and lesser number of households (66.7 and 37.5 percent respectively). While, recipients living in the reconstructed units depended on water sources accessed by 20 and more households (27.1 percent).

Table 4-8: Type of Kitchen Accessed by the Household Before IHA-UDP's Intervention

Type of Kitchen Facility	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No Kitchen	23	14.02	5	8.93	2	7.69	30	12.20
Private Kitchen	21	12.80	17	30.36	19	73.08	57	23.17
Communal Kitchen	119	72.56	33	58.93	5	19.23	157	63.82
Not stated	1	0.61	1	1.79			2	0.81
Total	164	100	56	100	26	100	246	100

The condition of kitchen prevailing in the studied area and prior to IHA-UDP's involvement was better when compared to the situation existing in Addis Ababa as a whole in 1994. Table 4-8 indicates that more than 12.2 percent of the total beneficiaries had no access to any kitchen facility at all. The corresponding figure for the city rises to 26 percent (Appendix 17). The highest share of families having no segregated cooking place occurs in the type of beneficiaries whose previous shelters were rebuilt anew by the project (14.02 percent). Similar to the condition of access to safe sanitation, it is beneficiary households whose shelter had large scale restoration that were before IHA-UDP's intervention largely without any kitchen at all. As

regards to households living in houses that had major and minor maintenance, nearly 9 and 7. 7 percent respectively were without kitchen facility. Nonetheless, about 64 percent of them had their own cooking places. As displayed in Appendix 18 beneficiary households that have access to communal kitchens, predominantly use those which are shared by 4 to 6 number of families (42.31 percent). On the contrary, least number of them use cooking places that are accessed by more than 10 families (5.13 percent).

As regards the mechanism employed by beneficiary households to dispose their solid waste, the largest proportion of them indicated that their household's refuses are collected by the municipality or discarded in the municipality's bins (74.4 percent). A relatively low percentage of them stated that ahead of IHA-UDP's initiative, their solid wastes were collected by private associations/organizations (1.22 percent). However, it is unpleasant to learn from the Table 4-9 below, that the remaining households discard their waste in ways that adversely affect their surrounding environment. Proportionally, nearly 18 percent of the total households throw away their waste into Sarris River and around 4 and 2 percent of them burn their refuses and lay them on ground, respectively.

Table 4-9: Solid Waste Disposal-Before IHA-UDP's Intervention

Way of Disposing Solid Waste	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Municipality/Municip-ality's Bin	121	73.78	47	83.93	15	57.69	183	74.39
Private Org./ Association	1	0.61	1	1.79	1	3.85	3	1.22
Laid on Ground/ Courtyard	5	3.05	0	0.00	0	0.00	5	2.03
Burnt	5	3.05	1	1.79	3	11.54	9	3.66
Laid into River	31	18.90	7	12.50	6	23.08	44	17.89
Not Stated	1	0.61		0.00	1	3.85	2	0.81
Total	164	100	56	100	26	100	246	100

The condition of electricity in former Kebele 08, Woreda 23 displays a better pattern than the situation existing in the city in 1994. Table 4-10 displays that more than 63 percent of the housing units sheltering the beneficiary households had their own electric meters. The figure is higher than the matching proportion for the city i.e. 45.05 percent of the city's housing units (Appendix 19). Likewise, 35.80 percent of the recipients stated that they don't have electric meter of their own but, share from other families' units. The corresponding percentage for Addis Ababa is 50.49 percent (Appendix 19). Nevertheless, nearly 1 percent of the dwellings had no any electricity service at all. Those units are confined to the type of residential units that later were tear down and rebuilt by IHA-UDP.

Table 4-10: Type of Light-up of the Housing Unit-Before IHA-UDP's Intervention

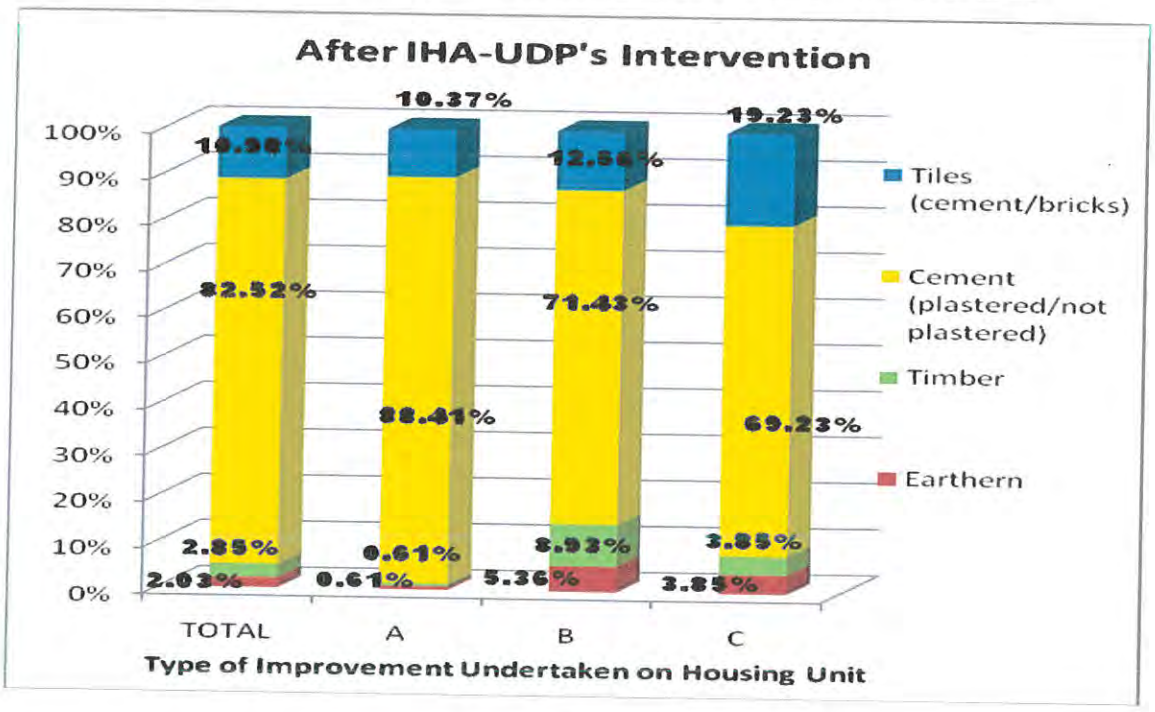
Type of Light-up	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Elecrticity, Private meter	84	51.22	46	82.14	24	92.31	154	63.37
Electricity, Shared Meter	76	46.34	9	16.07	2	7.69	87	35.80
No Elecrticity	2	1.22	0	0.00	0	0.00	2	0.82
Not Stated	2	1.22	1	1.79				
Total	164	100	56	100	26	100	243	100

With respect to access to amenities like telephone, not taking into account mobile phones, Figure 4-2 below, reveals that 60 percent of the reporting beneficiary households do not have telephone in their residential units. Yet, 40 percent of them had access to telephone service. As shown in Appendix 20, the corresponding proportions of recipients having no telephone service alters from a high of 70.12 percent for households whose houses were reconstructed to a low of 46.43 and 19.23 percent for beneficiaries living in accommodations that had major and minor repair respectively. Once again, the residential units which comparatively undertook higher degree of maintenance had initially no access to telephone service from within their dwelling.

4.2. Condition of Upgraded Housing Units and Basic Facilities in former Kebele 08, Woreda 23

Ahead of IHA-UDP's intervention in former Kebele 08, Woreda 23, as discussed in the above section, significant portion of the residential units were of poor quality. For instance, more than 94 percent of dwellings had walls constructed from mud and wood, also known as '*chika*' houses. And, more than half of the units were built without any foundation at all and had earthen floors. To the worst, majority of them lacked basic facilities such as private toilets, kitchens and in-house tapped water. As a consequence and with the overall aim of improving the housing and living condition of the inhabitants of the Kebele, IHA-UDP intervened in the locality from 1998 to end of 2004. Thereby, here below, we will look at the resulting impact (if any) emanating from the organization's effort in improving the target community's housing condition and access to shelter-related infrastructures. In all the figures find below the three types of housing improvement undertaken by IHA-UDP are labeled by alphabets "A", "B" and "C". "A" stands for the newly constructed housing units, "B" for houses that undergone ~~minor~~ major repair and "C" for accommodations that received minor repair.

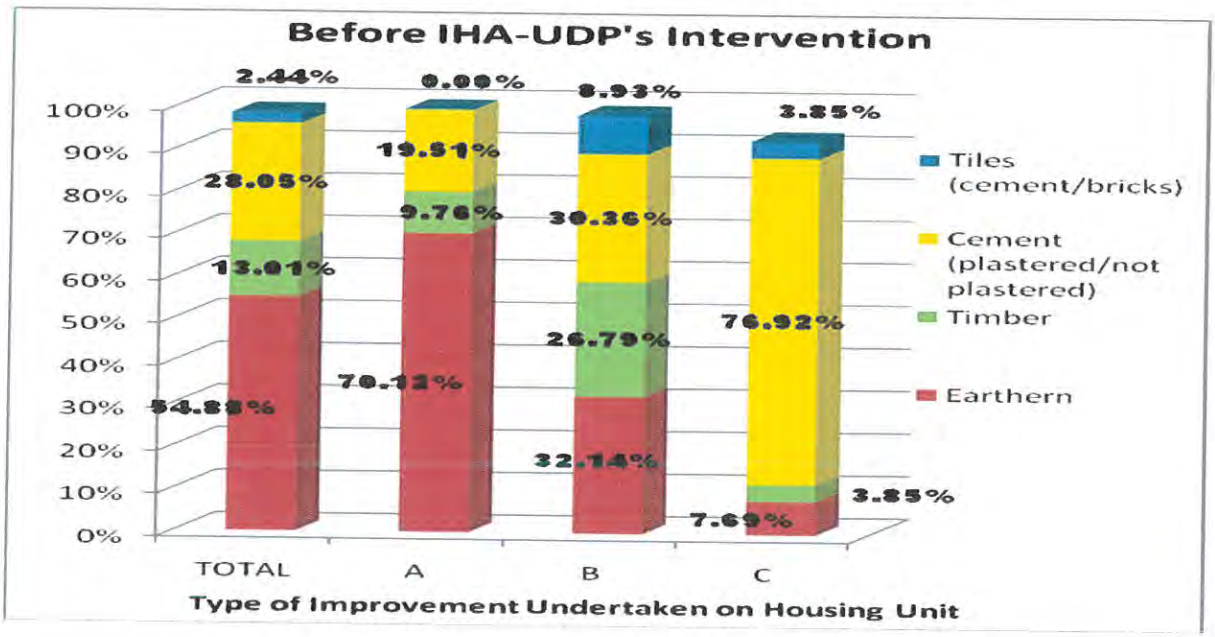
Figure 4-3: Material from which the Floor of the Upgraded Housing Unit is made



If we examine the characteristics of the upgraded housing units from the point of view of the floor materials, Figure 4-3 (and Appendix 21) reveals that the greatest share of them, accounting for 82.52 percent have cement floors. Nonetheless, prior to IHA-UDP's housing improvement work in the neighbourhood and as depicted in Figure 4-4 below, it was only 28.05 percent of the whole dwellings that same type of floors. Besides, the maximum proportion of accommodations with cement floors occurs in the type of houses that are rebuilt anew by the project (88.41 percent). To the contrary, ahead of the implementation of IHA-UDP's upgrading program, 70.1 percent of the to-be demolished and reconstructed residential units had earthen floors.

When comparing Figure 4-3 and Figure 4-4, the most distinguishable enhancement of quality of floors of the upgraded dwellings quality relates to the vast decline of the number and thus share of housing units having earthen floors. As shown in Figure 4-4 (and Table 4-2) prior to the execution of IHA-UDP's project nearly 55 percent of the surveyed shelters, which represent the largest share, had dirt floors. Whereas, at the time of the survey (i.e. after IHA-UDP's activity) it was found out that only 2.03 percent of the total restored accommodations inhabiting the target beneficiaries are with earthen floors. Proportionally, significant reduction appears in the residential units that were reconstructed by the project, decrease by 11,395%, followed by houses which received major maintenance (500%) and minor repair (99.75%).

Figure 4-4: Floor Material of Housing Unit-Before IHA-UDP's intervention



Furthermore, when comparing Figure 4-3 and Figure 4-4, there is clear indication that the domestic units which formerly had dirt floors are, after being restored by IHA-UDP's project, found to largely have floors constructed from cement and tiles (cement and brick tiles). In sum, subsequent to the organization's intervention, the proportion of houses having cement and brick floors increased by around 195 percent(rose from 28% to 82.5%) and 392 percent (augmented from 2.4% to 11.8%).All in all, Figure 4-4 indicates that the floor quality of the upgraded residential units and hence, their structural characteristics, have dramatically been improved as a result of the improvement work undertaken by IHA-UDP in the neighbourhood.

Figure 4-5: Proportion of the Upgraded Housing Units Having No Proper Foundation

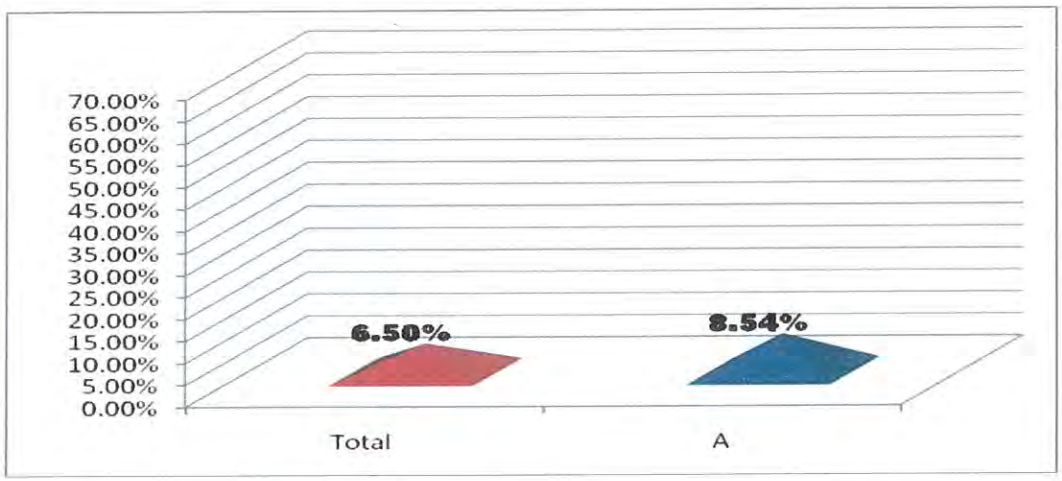
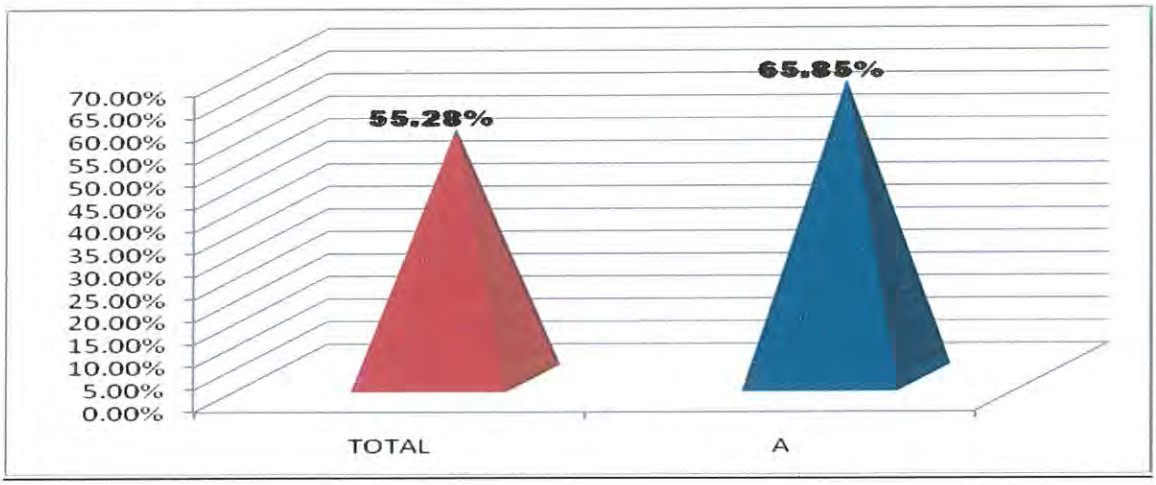


Figure 4-5 above, displays that 6.5 percent of the entire upgraded dwellings have no proper foundations. Implicitly, the remaining 93.5 percent of the dwellings sheltering the surveyed households are built on foundations. Besides, when considering the newly built dwellings, type of houses on which restoration will be carried-out on their foundations, 8.54 percent of them are reported by their respective inhabitants as not been built on proper foundation (Figure 4-5 and Appendix 22). Yet, as displayed in Figure 4-6, prior to IHA-UDP's intervention the proportion of the then to-be reconstructed dwellings having no foundation at all was as high as 65.85 percent. Consequently, due to IHA-UD's housing improvement work the percentage of similar houses declined by 671 percent.

Figure 4-6: Percentage of the Total and Newly Constructed Houses Having No Foundation-Before IHA-UDP's intervention



In addition, when putting side by side Figure 4-5 and Figure 4-6, we learn that the number and share of shelters built with no proper foundation have substantially decline after IHA-UDP's involvement in the study area. Before the organization's activity, majority of the beneficiary households shelter, or accounting for about 55.3 percent of the total are reported to be without foundation. However, after the implementation of IHA-UDP's upgrading program the related proportion dropped to 6.50 percent, which is a decline by 750.8 percent. And, as mentioned in the above paragraph, relatively greater improvement is witnessed with regards to the reconstructed domestic units. Therefore, we learn from the Figure 4-5 and Figure 4-6 that the upgraded residential units in general and, the demolished and rebuilt anew in particular have been properly restored since significantly sizeable number of them are built on foundations.

As regards the roofs of the housing units, Appendix 23 reveals that nearly all the housing units (99.2 percent of them) have roofs made from corrugated iron sheets. The figure tells that the condition of roof is to a greater extent similar to the prevailing situation preceding IHA-UDP's intervention in the locality (Table 4-3). Though, the percentages do not inform on change in quality of the housing rooftops, during my discussion with concerned staff member of the organization, I was informed that replacing the old and rusted corrugated iron sheets was among the leading task of the project when undergoing major and minor repairs on respective accommodations.

Table 4-12: Material from which the Wall of the Upgraded Housing Unit is Made

Construction Material	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Wood and Mud	118	71.95	55	98.21	25	96.15	198	80.49
Wood & Grass/ Wood only	-	-	-	-	-	-	-	-
Stone & Mud	-	-	-	-	-	-	-	-
Stone & Cement	-	-	-	-	-	-	-	-
Blocket, cement paved/not paved	2	1.22	1	1.79	1	3.85	4	1.63
Clay/Mud Bricks	43	26.22	0	0.00	0	0.00	43	17.48
Corrugated Iron	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
Not stated	1	0.61	0	0.00	0	0.00	1	0.41
Total	164	100	56	100	26	100	246	100

The other major structural feature worth examining is the durability of walls of the improved housing units. Table 4-12 reveals that greater majority of them, or comprising for about 80.5 percent of the whole upgraded units have walls made from wood and mud; i.e. are *'chika'* houses. While, walls constructed from bricks (mud or clay bricks) and blockets (either paved or nor) account for 17 and 2 percent, respectively. The highest proportion of dwellings having walls made from wood and mud appears in type of residential units that received major maintenance. The matching figure for the accommodations newly constructed through IHA-UDP's project is 71.95 percent and for those undergoing minor repair, it is 96.15 percent. Overall, Table 4-12 indicates that majority of the upgraded domestic units (80.5 percent) have walls built from wood and mud or locally known as *'chika'* houses. Comparatively, similar kind of construction materials employed for building housing walls are generally considered to be less durable than other materials such as: cement, blockets of bricks. And, thus, it lessens the overall structural

quality of shelters. Unlike its use of strong building materials (for floor, roof and building of foundation) and thus, improve the structural permanency of the upgraded housing units, Table 4-12 indicates that IHA-UDP's housing improvement activity has not equally enhanced the quality/condition of walls of the houses. For instance, as depicted in Table 4-12 above, from the entire residential units newly constructed through IHA-UDP's initiative nearly 72 percent of them are at the time of the survey found to have walls bulit from mud and wood (or *'chika'* houses).

Nevertheless, ahead of the execution of IHA-UDP's project (see Table 4-1), none of the then to-be dwellings had walls built from bricks whereas, the share of similar units afterwards rose to 17.48 percent (Table 4-12). While, the proportion of houses having walls made from blocket increased by 297.6 percent; it upsurges from its previous share of only 0.41 percent to 1.63 percent of the total upgraded dwellings. Furthermore, ahead of IHA-UDP's intervention, accommodations with walls built from non-durable construction materials, i.e. stone and mud and, wood and grass comprised for about 96 of the total. To the contrary, after the implementation of the project's housing improvement work the proportion of residential units with same kind of walls decline to 80.5 percent. In other words, the overall share of shelters with walls made from less permanent materials dropped by 19.2 percent due to IHA-UDP's intervention. Hence, we learn from the latter figure that the housing upgrading work of IHA-UDP has had great achievement in increasing the share of houses with walls built from durable materials. Nonetheless, still significantly higher number of the upgraded residential units, about 80.5 percent of them, has their wall made from wood and mud.

Besides, to identify whether the realized improvements are fully associated with IHA-UDP's upgrading work, beneficiary households were also requested if they had carried-out major maintenance work on their houses after being upgraded by the project. As indicated in Appendix 24, nearly 81 percent of them informed that they maintained their (improved) units. Whereas, more than 17 percent of the surveyed recipients reported that no any major restoration was performed on their shelter. Nonetheless, among those households whom thereafter maintained their residential units, Table 4-13 reveals that majority of them, or comprising for 99.5 percent of the total beneficiaries that restored their houses, have maintained the wall of their housings.

Actually, sizeable number of these households specifically mentioned that they painted their shelter. As shown in Table 4-13, around 70 percent of the improved dwellings that afterwards had their wall maintained correspond to the residential units newly constructed by IHA-UDP. The corresponding percentage varies from a high of about 25 percent for the houses that received major repair to a low of 7 percent to those getting minor repair.

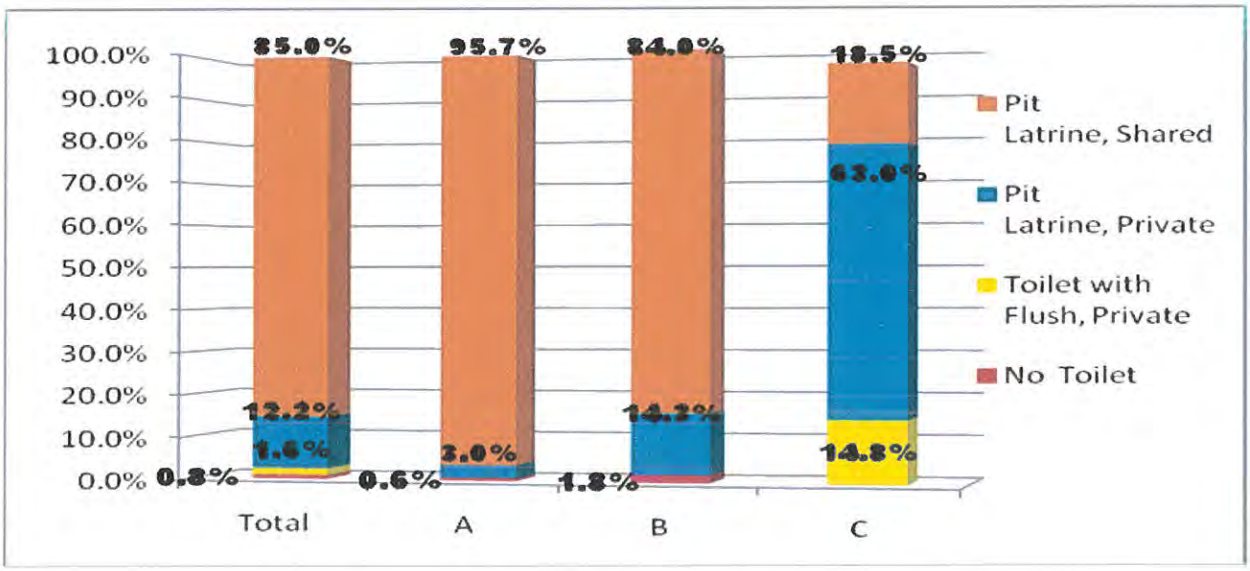
Table 4-13: Type of Maintenance carried our by Households on the Upgraded Housing Units

Type of Maintainance	Kind of Housing Improvement carried out by IHA-UDP						Total	Proportion of Households Reporting (%)
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit			
	Number	Percent	Number	Percent	Number	Percent		
Wall Repair (including painting)	136	68.69	48	24.24	14	7.07	198	99.50
Ceilling Repair	126	68.11	47	25.41	12	6.49	185	92.96
Changing the Door	9	64.29	5	35.71	-	-	14	7.04
Floor Repair	8	80.00	2	20.00	-	-	10	5.03
Roof Repair	4	66.67	1	16.67	1	16.67	6	3.02
Construction of Additional Living Room	3	60.00	1	20.00	1	20.00	5	2.51
Other Type of Maintenance	2	66.67	1	33.33	-	-	3	1.51
Construction of Toilet	1	100.00	-	-	-	-	1	0.50

Additionally, 93 percent of the restored houses had their ceilings maintained. By still putting emphasis on structural characteristics, Table 4-13 shows that only 5 and 3 percent of the improved dwellings had thereafter had their floors and roofs restored. Thereby, from the figures displayed on Table 4-13, there is no strong proof linking the structural improvements witnessed on the upgraded residential units (discussed in the above paragraphs of this section) to the supplementary restoration undertaken by the beneficiary households themselves on their

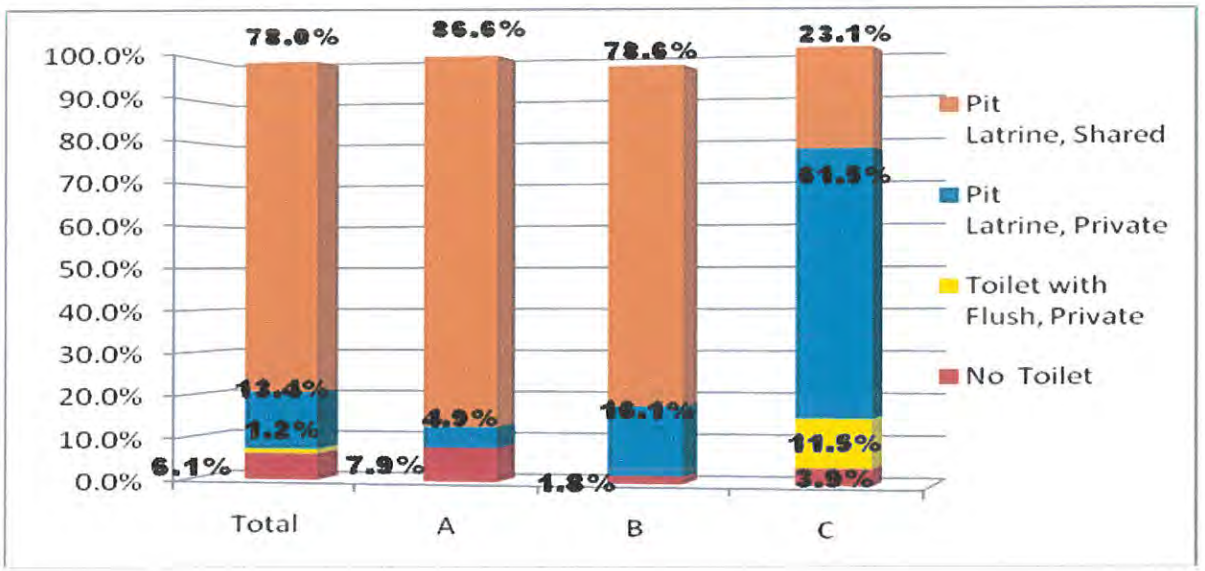
accommodations. Rather, the resulting enhancement in structural quality of the target community's shelter is to a large extent attached to IHA-UDP's housing improvement work performed in the study area.

Figure 4-7: Kind of Toilet Facility Accessed by Households Living in Upgraded Housing Units



The condition of basic facilities observed after the intervention of IHA-UDP in the neighbourhood exhibits in general a much better pattern as was the situation prior to the implementation of the project. If we first examine the condition of toilet, Figure 4-7 above, shows that 85 percent of the total households use share latrines and, those whom have access to private excreta disposal facilities, consisting of pit latrines and flush toilets account for 12.2 and 1.6 percent respectively. In spite of this, during the time of the survey around 1 percent of the entire recipients living in the upgraded houses are found to have no access to any type of toilet facility. As displayed in Figure 4-7, beneficiary households with no access to any type of excreta disposal system are confined to those whose housing units are reconstructed and received major repair by IHA-UDP's project. Appendix 25 reveals that 0.61 percent of the total recipients living in the newly built dwellings had no toilet while, the parallel figure for families living in the residential units undergoing major maintenance is 1.79 percent.

Figure 4-8: Type of Toilet Facility Used by Households Before IHA-UDP's Intervention



Nonetheless, prior to IHA-UDP's intervention in the study area, Figure 4-8 (and Table 4-5) show that more than 6 percent of the targeted households reported to have no access to toilet. And, majority of them appear to be families whose shelter was later through IHA-UDP's project demolished and constructed anew (about 8 percent of households getting new houses). However, after the implementation of IHA-UDP's residential area upgrading project the percentage of recipients with no toilet declined by 1200 percent and remain to be as low as 0.61 percent. Moreover, when comparing Figure 4-7 and Figure 4-8 we in general observe that beneficiary households having access to communal latrines have witnessed significant progress. While prior to IHA-UDP's intervention 78.1 percent of the surveyed households reported to have access to similar kind of toilet facilities (Figure 4-8 and Table 4-5%), thereafter, their proportion augmented to 85 percent (an increase by about 8.9 percent). In this regard, dramatic rise of more than 10.5 percent is observed with households having newly built houses by IHA-UDP. Besides, it is encouraging to learn from Figure 4-8 and Appendix 25 that substantially highest number of households, consisting of more than 98 percent of the total beneficiaries, has access to either shared or private toilet facilities. This, in other words, indicates that greater share of the community have gained access to improved sanitation.

Table 4-14: Number of Households Sharing Communal Latrine After IHA-UDP's Intervention

Number of Household	Kind of Housing Improvement carried out by IHA-UDP						Total		Cumulative Percentage (%)
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit				
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
< 3	51	33.12	11	24.44	1	20.00	63	30.14	30.14
4-6	59	38.31	16	35.56	4	80.00	79	37.80	67.94
7-9	25	16.23	7	15.56	-	-	32	15.31	83.25
10-12	6	3.90	5	11.11	-	-	11	5.26	88.52
13-15	6	3.90	3	6.67	-	-	9	4.31	92.82
> 16	7	4.55	3	6.67	-	-	10	4.78	97.61
Not stated							5	2.39	100.00
Total	154	100	45	100	5	100	209	100	

Yet, before ascertaining the claim made in the latter sentence, one has to examine whether the communal toilets are shared by 'reasonable' number of families. Though, it is hard and impractical to directly adopt the figure proposed by the UN-HABITAT, that is, maximum number of "two households" (UN-HABITAT, 2004, p. 14) nor come-up with a local benchmark determining the adequate figure, it is here important to compare the numeral distribution of households sharing communal latrines before and after IHA-UDP's involvement in the area. Table 4-6 and Table 4-14 show that in both instances majority of the public toilets are shared by four to six numbers of households. Furthermore, if one considers those which are used by 6 or lesser number of families, ahead of the project's execution they consisted of 67.2 percent of the total users of communal latrines (Table 4-6). Yet, they afterwards rose to 69.61 percent (Table 4-14).

For comparison purpose, say I establish maximum number of 9 families as the adequate number of households that should share one communal toilet. If so, we learn from Table 4-6 that, formerly, 81.48 percent of the total recipients had access to 'improved sanitation'. At the time of the survey, however, the figure augmented to 85.29 percent representing an increase of nearly 5

percent. Obviously, when comparing Table 4-6 and Table 4-14 we learn that the observed achievement in terms of enhanced access to 'improved sanitation' from is attributed to the newly constructed sanitation facilities by IHA-UDP in the study area. Oppositely, before IHA-UDP's intervention, 18.52 percent of the entire users of communal latrines actually access toilet facilities shared by more than 9 families (Table 4-6). Subsequently, the corresponding percentage declined to 14.71 percent, and it consisted of a drop of around 26 percent. Therefore, we learn from the above figures that after IHA-UDP's involvement in the neighbourhood access of the target community to safe sanitation have greatly been improved. This in turn is associated to the expanded supply of sanitation facilities in the area. As a consequence, targeted households had had more opportunity to become users of the newly established toilets and the number of existing sanitation facilities used relatively by many families witnessed decline in number and share. Besides, as per my interview with key informant from IHA-UDP itself, I learnt that the public latrines established by IHA-UDP are made to be shared by a maximum of 5 households.

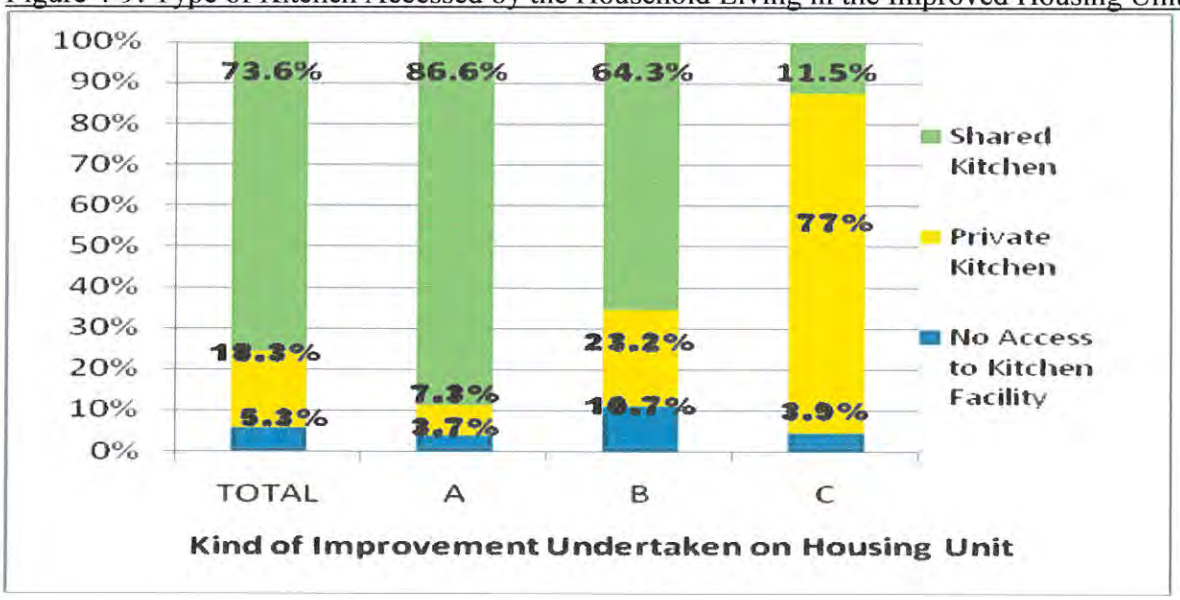
Table 4-15: Households Accessing Communal Latrine constructed by IHA-UDP

Does Household Use the Communal Latrine?	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Yes	153	93.29	46	82.14	8	30.77	207	84.15
No	11	6.71	9	16.07	18	69.23	38	15.45
Not stated	-	-	1	1.79	-	-	1	0.41
Total	164	100	56	100	26	100	246	100

Furthermore, Table 4-15 reveals that sizeable number of beneficiary households and their members do actually depend on the communal latrines established by the project. Proportionally, 93.3 percent of households residing in the reconstructed shelter and more than 82 percent of those dwellings in houses receiving major restoration are users or did use the toilets constructed by IHA-UDP in their locality. The related percentage for inhabitants housed in accommodations getting minor repair declines to around 31 percent. Moreover, among the 157 and 47 families

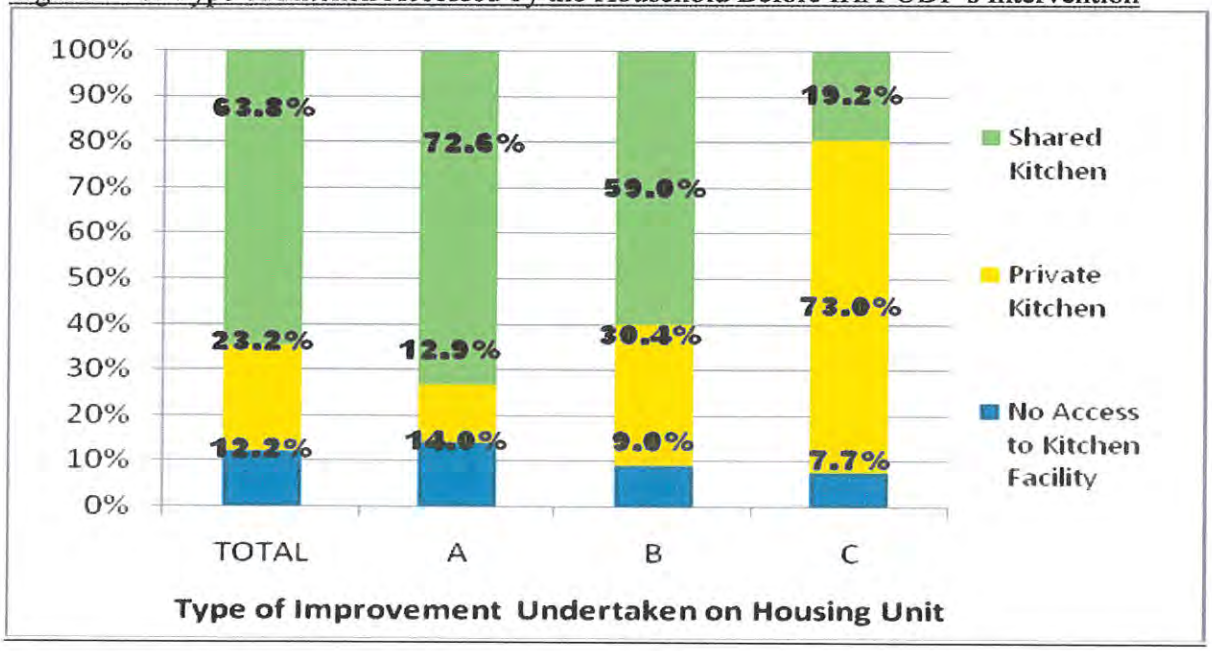
residing in the newly built units and in those which had major repair, respectively, and accessing shared pit latrines (see Appendix 25), Table 4-15 reveals that 153 and 46 of them, or accounting for 97.45 and 97.87 percent of the total respectively, depend on the communal toilets established by IHA-UDP. Yet, with regards to beneficiaries living in houses receiving minor repair we see in Table 4-15 that the number of families reporting to be users of shared toilet facilities surpass the matching figure of 5 households appearing in Appendix 25. But, getting similar result is not paradoxical. During the survey, the respondents were asked whether they have ever become beneficial or not of the latrines established by IHA-UDP. And, some may have been using the facilities in the past but not during the survey. Thus, it is well expected to get alike figures. All in all, Table 4-15 reveals that substantially higher number of residents dwelling in domestic units that were reconstructed and undergone major maintenance do in fact access the shared toilet facilities constructed by IHA-UDP. Besides, when comparing Figure 4-7 and Figure 4-8 above, it was found out that one among the major achievements of IHA-UDP's intervention is attributed to the expansion of beneficiary households with access to shared latrines. Added to the fact that majority of the target community are actually or were users of the shared latrines built by IHA-UDP, there exists therefore strong indication ascertaining that IHA-UDP's residential improvement work performed in former Kebele 08, Woreda 23 had had positive impact in improving the inhabitants' access to improved sanitation

Figure 4-9: Type of Kitchen Accessed by the Household Living in the Improved Housing Units



As far as the condition of kitchens is concerned, Figure 4-9 shows that greater majority of the beneficiary households, accounting for about 74 percent of the total, do have access to communal kitchens. And, families with private kitchens do comprise for more than 18 percent of the entire households. Nonetheless, Figure 4-9 also reveals that above 5 percent of the recipients living in the upgraded units has no access at all to any sort of kitchen facility. As shown in Appendix 26, the percentage increases to 10.7 percent for household residing in accommodations receiving major repair. The related figures for those whose dwellings had minor repair and rebuilt anew is 3.85 and 3.66 percent respectively.

Figure 4-10: Type of Kitchen Accessed by the Household Before IHA-UDP's Intervention



In spite of that, Figure 4-10 shows that ahead of IHA-UDP's intervention in the locality, 12.2 percent of the surveyed families have no kitchen. Moreover, the maximum proportions of them were recipients living in the then to-be reconstructed residential units. To the contrary, after the organization's execution of its neighbourhood upgrading program the percentage of households housed in the newly built dwellings and without access to kitchen facility, declined to 3.7 percent. And the figure corresponds to the least proportion among the three types of housing units improved by IHA-UDP. Besides, when putting Figure 4-9 and Figure 4-10 side by side we observe that the overall share of households with no access to segregated cooking place

diminished from its previous level of 12.2 percent to 3.7 percent of the total considered beneficiaries which, in other words, consists a decline by 131 percent. Furthermore, when comparing the two figures we can also see that the share of households having access to shared kitchens unlike those with private kitchens, do exhibit a progress. When considering the proportions corresponding to the sum of all surveyed households, we learn that after the housing improvement work carried out by IHA-UDP, the proportion of households having access to shared kitchens rose by 15.3 percent or as indicated in Appendix 26 and Table 4-8, it increased from 63.82 to 73.58 percent respectively,.

Table 4-16: Number of Households using Communal Kitchen Built by IHA-UDP

Household Use Communal Kitchen built by IHA-UDP	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Yes	140	97.90	34	94.44	1	33.33	175	96.15
No	3	2.10	2	5.56	2	66.67	7	3.85
Total	143	100	36	100	3	100	182	100

Similar to the case with communal latrines constructed by IHA-UDP, Table 4-16 reveals that more than 96 percent of the beneficiary households having access to shared kitchen do in fact use the kitchens constructed by the organization. Whereas, recipients who are users of communal cooking places but not those established by the project, account for only 3.85 percent. Furthermore, Table 4-16 indicates that among households that reported to access communal cooking places constructed through IHA-UDP's intervention, significantly high number of them are recipients that dwell in the housing units that were reconstructed and received major repair. Proportionally, from the entire beneficiary households having access to the kitchen facilities constructed by IHA-UDP's upgrading program, about 98 percent of them are inhabitants of the reconstructed units and households living in housing units undergoing major restoration make up for 94.44 percent. When comparing the condition of kitchen existing in the study area before and after IHA-UDP's intervention, not only has the proportion of households having no access to any

kitchen facility has declined, but, in addition, greater share of households shifted to and become users of communal cooking places. Moreover, and as shown in Table 4-16 families with access to shared cooking places have actually become beneficiaries of the communal kitchens established by the project in their neighbourhood.

Table 4-17: Major Source of Drinking Water for Households Living in the Improved Houses

Source of Drking Water	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Pipe Water, inside the house	4	2.44	2	3.57	-	-	6	2.44
Pipe water, Inside the compound, Private	87	53.05	40	71.43	24	92.31	151	61.38
Pipe water, inside the Compound, Shared	24	14.63	6	10.71	2	7.69	32	13.01
Pipe water, outside the compound	47	28.66	8	14.29	-	-	55	22.36
Not stated	2	1.22	-	-	-	-	2	0.81
Total	164	100	56	100	26	100	246	100

As regards the condition of water supply in the studied neighborhood subsequent to IHA-UDP's intervention, Table 4-17 shows that more than 61 percent of the responding households, also constituting for the greater portion, get pipe water privately from within their compound. Yet, the minimum proportion (2.44 percent) corresponds to those households that obtain drinking water in their housing units. Households accounting for 13 and more than 22 percent informed that they access shared pipe water from within and outside their compounds, respectively. Table 4-17 further indicates that the maximum proportion of households that access water from communal sources (43.29 percent) occurs in the newly built houses. On the other hand, it is also in the same type of upgraded housing units that the least portion of families having private pipe water in their compound appear (53.05 percent).

Besides, as indicated in Table 4-18 among the total surveyed households, it's only 12 percent of them that depend on the shared water points constructed by IHA-UDP in their locality. Comparatively, the figure is by far lesser than beneficiaries whom reported to have access to the communal latrines (Table 4-15) and kitchens (Table 4-19) constructed by the project. Actually, the organization only built four communal water sources at former Kebele 08, Woreda 23 (Woel and Kibuka, 2004). Nevertheless, despite the fewness of the public fountains established by IHA-UDP, as shown in Table 4-18 the proportion of recipients that use them varies from a high of 14 percent for households living in the newly constructed units to a low of 11 percent for those residing in the majorly repaired dwellings.

Table 4-18: Number of Households Accessing Communal Water Point (Bono) Constructed by IHA-UDP

Accessing Communal Water Point	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Yes	23	14.02	6	10.71	-	-	29	11.79
No	138	84.15	47	83.93	26	100.00	211	85.77
Not stated	3	1.83	3	5.36	-	-	6	2.44
Total	164	100	56	100	26	100	246	100

Concerning the number of rooms possessed by the improved residential units, Table 4-19 below, indicates that above 64 percent of the total accommodations have two rooms. The related percentage for the newly constructed houses is 75.6 percent and for those that had major repair the matching figure is 53.6 percent. One has to note that when talking about or counting the number of rooms possessed by each of the dwellings housing the beneficiary households, rooms such as toilets, bathroom and passways/corridors are not taken into account. Housing units with one room comprise for 6.5 percent of the total accommodations. The corresponding proportions for those houses which had minor and major repair is 7.69 and 7.14 percent respectively whereas, it decreases to 6.10 percent for the reconstructed shelters.

Table 4-19: Number of Rooms (excluding toilet, bathroom and passways) in Upgraded Houses

Number of Room	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1	10	6.10	4	7.14	2	7.69	16	6.50
2	124	75.61	30	53.57	4	15.38	158	64.23
3	13	7.93	10	17.86	11	42.31	34	13.82
4	5	3.05	6	10.71	5	19.23	16	6.50
5	1	0.61	2	3.57	3	11.54	6	2.44
6	0	0.00	1	1.79	0	0.00	1	0.41
Not stated	11	6.71	3	5.36	1	3.85	15	6.10
Total	164	100	56	100	26	100	246	100

With the same token, if we consider the housing units having 3 and more rooms, Table 4-19 reveals that in sum similar accommodations constitute around 23 percent of the whole upgraded housing units. The least proportions of dwellings with more than 2 (exclusive) rooms appear in the type of units that were rebuilt anew by IHA-UDP's project. The corresponding proportion for housing units getting minor and major maintenance rises to higher figure of 73.08 percent and low of 11.59, respectively. Knowing that the former type of houses are largely privately owned (Table 3-1) and authorized dwellings (Figure 3-2), it is anticipated for relatively larger share of them to consist of accommodations with higher number of dwelling rooms.

Moreover, we examine the adequacy of the housing units in providing sufficient living area for the household members residing in them, we learn from Table 4-20 that for the entire upgraded units the average number of persons sharing one room 2.34. Hence, this entails that on average the improved dwellings inhabiting the surveyed households are not overcrowded, since they don't surpass the globally accepted yardstick for occupancy rate of 2.4 persons per room where beyond it living places are said to be overcrowded. Rather, they are adequately occupied and thus, are in a position to provide sufficient living space for their residents. The average room

density for the newly constructed dwellings is comparatively the highest (2.4 persons per room) and above the total average figure for all type of the upgraded units. For the housing units which got major and minor repairs, their average room density is 2.28 and 2.22 individuals per room.

Table 4-20: Average Number of Persons per Room and Rooms per Housing Unit After IHA-UDP's Intervention

Type of Beneficiaries	Number of Rooms	Number of Residents	Number of Households (responding)	No. of Persons per Room	No. of Rooms per Housing Unit
Construction of New Housing Unit	322	773	153	2.40	2.10
Major Repair of Housing Unit	134	297	53	2.22	2.53
Minor Repair of Housing Unit	78	178	25	2.28	3.12
Total	534	1248	231	2.34	2.31

Table 4-20 also indicates that on average the improved housing units have 2.31 rooms, excluding toilets, bathrooms and corridors as explained in the above paragraphs. The highest figure of 3.12 rooms per residential unit occurs in the type of dwellings that had minor maintenance. Apparently, it is well expected for authorized (Figure 3-2) and privately owned houses (Table 3-1) to contain more number of rooms as compared to the Kebele administered rental accommodations. Nevertheless, as shown in Table 4-20 the new dwellings constructed by IHA-UDP do have on average the least number of rooms per housing units (2.10) while, the majorly repaired shelters have 2.53 rooms per housing unit.

Table 4-21: Households Reporting Facing Threat of Eviction in the Last 15 Years

Threat of Eviction in the Last 15 Years?	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Yes	23	14.02	5	8.93	1	3.85	29	11.79
No	141	85.98	50	89.29	25	96.15	216	87.80
Not stated	0	-	1	1.79	0	-	1	0.41
Total	164	100	56	100	26	100	246	100

On top of the structural conditions, the provision of safe water and improved sanitation (toilets) and overcrowding the last key indicator set by the UH-HABITAT (2004) as factors portraying improvement in the housing condition of slum households is security of tenure. In this study, to determine the certainties or otherwise that beneficiary households possess towards the fate of their housing units and themselves to dwell in their current locality for future years, the surveyed recipients were first asked if they faced any threat of forced eviction in the last 15 years. Table 4-21 indicates that 88 percent of them have not experienced at all any fear of eviction in those years. The corresponding proportion varies from a maximum of 96.15 percent for households residing in houses having minor repair, to a minimum of more than 89 percent and 86 percent for recipients whose accommodations had major maintenance and reconstructed through IHA-UDP's initiative. Conversely, households accounting for 12 percent of the total beneficiaries disclosed that they have faced fear of eviction in the last 15 years. The highest proportions of families encountering such a fear occur in the type of households housed in the newly built units (14.02 percent) and in those that undergo major restoration. On the other end, the least percentage happens on recipients whose shelter had minor repair (3.85 percent). The figures appearing in Table 4-21 inform that, inhabitants of residential units that received relatively larger degree of restoration i.e. reconstruction and major repair did comparatively lived (or are living) in a state of insecure tenure. Furthermore, attempt was also made to identify the tenure status of the households.

Table 4-22: Household Perception on Fear of Eviction in the Coming 10 Years

Fear of Eviction in the Coming 10 Years?	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Yes	116	70.73	41	73.21	14	53.85	171	69.51
No	44	26.83	15	26.79	12	46.15	71	28.86
Not stated	4	2.44		0.00		0.00	4	1.63
Total	164	100	56	100	26	100	246	100

The surveyed households were also inquired if they fear of being evicted from their houses and living place in the coming 10 years. Table 4-22 reveals that about 70 percent of the total households reported that they fear of being expelled from their current dwelling area within 10 years time. Similar to the result obtained when asked about encountering threat of eviction in the past, proportionally higher percentages of those possessing future fear of eviction appear in those type of housing units getting comparatively higher scale of maintenance (reconstruction and major repair). They respectively account for 71 and above 73 percent of the total households benefiting from newly built and majorly repaired housing units through IHA-UDP's initiative. It is sad to learn that such greater share of beneficiaries, accounting nearly for $3/4^{th}$ of the above kind of beneficiaries, are living under constant fear of eviction. On the other hand, the least proportion of recipients possessing future threat of eviction occurs in the type of households whose houses had minor repair (53.85 percent).

As regards to the disposal of solid waste in the studied area, more than half of the households (52.44 percent) stated that they discard their solid refuse in municipality's bin or truck whereas, more than 34 percent of the recipients' waste is collected by private associations or organizations i.e. the micro and small enterprises formed by youths in various part of the city. On the other hand, above 10 and 0.41 percent of the surveyed households informed that they throw away their refuse into (Akaki) river and left it lay on ground, respectively. In sum, Table 4-23 reveals that

more than 13 percent of the households dispose their refuse in an environmentally unfriendly way. Obviously, such action does adversely affect the health or well being of the community and the city's residents at large. Additionally, because of similar exercise the aesthetic value of the surrounding environment does worsen too.

Table 4-23: Mechanism Used by Households for Disposing Solid Waste After IHA-UDP's Intervention

Solid Waste Disposal Mechanism	Kind of Housing Improvement carried out by IHA-UDP						Total	
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Municipality's Bin/Collection	99	60.37	24	42.86	6	23.08	129	52.44
Collected by Org./association	40	24.39	26	46.43	18	69.23	84	34.15
Laid on Ground/ Courtyard	1	0.61	0	0.00	0	0.00	1	0.41
Burnt	6	3.66	0	0.00	1	3.85	7	2.85
Laid into River	18	10.98	6	10.71	1	3.85	25	10.16
Total	164	100	56	100	26	100	246	100

Table 4-23 further displays that the highest proportion of households that throw their leftovers into the river consist of those recipients living in the newly built housing units (10.98 percent) followed by those whose accommodations received major repair (10.71 percent). Yet, the family reporting to dump its waste on the ground is confined to the former type of recipients. Nonetheless, when comparing the situation prevailing ahead of the IHA-UDP's intervention, we learn that the total proportion of those households disposing their refuse into the river declined by 76 percent and those that laid it on ground by 395 percent (Table 4-9). Besides, with regards to the number of households whose waste are collected by the municipality or private associations, we can observe that after the implementation of the project their proportion increased from its previous level of 75 .61 percent (Table 4-9) to 86.59 percent (Table 4-23) of

total households. This in other words, implies that the proportion of recipients discarding their waste in an environmentally healthy way augmented by 14.5 percent. Yet, there is no any evidence relating the above improvements nor the decline of proportion of families polluting the environment to any activity performed by IHA-UDP in its slum upgrading project. Rather, it is highly probable that the substantial rise in the number and share of households whose waste are collected by private associations might be the cause for the above developments. Table 4-9 shows that previously only 3 households living in the neighbourhood and comprising for 1.22 percent of the total (future) recipients had their waste taken away by private associations. Whereas, at the time of the survey it was found out that 84 families, accounting for 34.15 percent of the respondents stated that their refuse are discarded in the above way i.e. an increase by around 2, 700 percent. And, for sure this development is associated to the recent effort of local government and Addis Ababa's officials of facilitating and encouraging the unemployed youth of the city to form associations and be engaged in micro and small enterprises.

Table 4-24: Type of Light-up of the Upgraded Housing Unit

Type of Light-up	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Electricity, Private meter	139	84.76	53	94.64	23	88.46	215	87.40
Electricity, Shared meter	22	13.41	3	5.36	2	7.69	27	10.98
No Electricity	1	0.61	0	0.00	0	0.00	1	0.41
Not stated	2	1.22	0	0	1	3.85	3	1.22
Total	164	100	56	100	26	100	246	100

As regards the condition of lighting Table 4-24 shows that more than 87 percent of the total accommodations housing beneficiary households have their own electricity while, 11 percent of them have shared electric meters. However, a single household residing in newly constructed housing unit is found to have no access to electricity service.

Table 4-25: Availability of Telephone in the Housing Unit After IHA-UDP's Intervention

Availability of Telephone	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No	74	45.12	16	28.57	1	3.85	91	36.99
Yes	89	54.27	40	71.43	24	92.31	153	62.20
Not stated	1	0.61	0	0.00	1	3.85	2	0.81
Total	164	100	56	100	26	100	246	100

As far as the availability of telephone is concerned (without taking into account the mobile phones), Table 4-25 above, shows that households accounting for more than 62 percent of the total are provided with telephone service in their housing units whereas, the remaining 37 percent of them are not provided with similar service within their houses. The highest proportion of housing units without any telephone service occurs in the type of houses that were reconstructed by IHA-UDP. The corresponding proportion for dwellings getting major and minor repair is 28.57 and 3.85 percent respectively. Moreover, ahead of the implementation it was reported that 60 percent of the dwellings had no telephone (Figure 4-2) but, at the time of the survey the proportion declined to 37 percent which, specifically is a drop by around 61 percent. Comparatively, for each type of upgraded houses the percentages of those dwellings without access to telephone service fall by 55.4, 62.5 and 400 percent for those housing units that were reconstructed, majorly repaired and got minor maintenance, respectively.

Concerning the accessibility of the improved housing units by a vehicle, Table 4-26 displays that majority of the units, accounting for about 83 percent of the total, can be reached by car whereas, the rest 17 percent of them are inaccessible by a vehicle. Nonetheless, the inaccessibility of more than $1/5^{th}$ of the dwellings would make difficult for emergency services to easily reach those places. Moreover, from the residential units reported to not be reachable by a vehicle, the highest proportion appears in the majorly repaired units (23.21 percent). The corresponding figure for

newly built and those having minor repair is 16.46 and 7.69 percent respectively. When comparing Table 4-11and Table 4-26 that the situation prevailing in the studied area both before and after the implementation of IHA-UDP's project is more or less very similar.

Table 4-26: Accessibility of the Upgraded Housing Unit by a Vehicle

Is the House Accessed by a Vehicle?	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No	27	16.46	13	23.21	2	7.69	42	17.07
Yes	137	83.54	43	76.79	23	88.46	203	82.52
Not stated		0.00		0.00	1	3.85	1	0.41
Total	164	100	56	100	26	100	246	100

4.3 Access to Social Services Established and Rehabilitated by IHA-UDP in former Kebele 08, Woreda 23

On top of the improvement work undertaken by IHA-UDP on the housing units located at former Kebele 08, Woreda 23 and the construction of basic (housing related) infrastructures, the organization through its slum upgrading initiative has also established and rehabilitated infrastructures providing community services or also referred to as social services to the inhabitants of the studied area. The newly established services comprise of community library, health post, old people day care center, youth recreational center, vocational and skill training workshop for (delinquent) youth and vocational and skill training workshop for people living with various disabilities. All the above social services were constructed in the neighbourhood by IHA-UDP through its slum improvement project implemented in former Kebele 08, Woreda 23. Moreover, up to reaching its phase-out stage, the project also managed and run those services. And, at the completion of its initiative it handed over those services to AHISDO. Moreover, IHA-UDP rehabilitated a primary school and a kindergarten, called Messeret Ethiopia Primary

School and Messeret Ethiopia Kindergarten, already existing in the locality prior to its intervention. For instance, new buildings consisting of class rooms, library, laboratory room and administrative blocks were constructed so as to further upgrade those educational facilities.

As part of the study, the surveyed households were asked whether any of their members have had the opportunity to use each of the above listed community services. Table 4-27 below displays the result obtained from the survey, in their order of incidence.

Table 4-27: Number of Female and Male Headed Households Accessing the Social Services Established by IHA-UDP

Type of Facility	Sex of the Household Head				Total	Proportion from Total HH. (%)
	Female		Male			
	Number	Percent	Number	Percent	Number	
Health Post	87	45.5	104	54.5	191	77.64
Messeret Ethiopia Primary School	45	43.7	58	56.3	103	41.87
Youth Center	32	47.1	36	52.9	68	27.64
Community Library	27	46.6	31	53.4	58	23.58
Old People Day Care Center	18	64.3	10	35.7	28	11.38
Youth Vocational Skill Training/Workshop	6	42.9	8	57.1	14	5.69
Messeret Ethiopia Kindergarten	2	18.2	9	81.8	11	4.47
Workshop for People Living with Disability	2	50.0	2	50.0	4	1.63

As shown in Table 4-27 the health post is reported to be used by large number of households as compared to other community services. In total, 191 households whom comprise about 78 percent of total surveyed beneficiary households have obtained health services from the health post put in place by the project in their locality. From the total visitors of the health center on a household level, 45.5 percent of them are female headed households while 54.5 percent of them

are headed by male. Messeret Ethiopia Primary School is told to be the second most used social facility by the respondents. Proportionally, around 42 percent of the total recipients stated that at least one of their members had acquired primary schooling at that school. Similar to the visitors of the health post, the share of male headed families having residents offered primary education at the school (56.3 percent) surpasses that of the female headed ones (43.7 percent). As regards Messeret Ethiopia Kindergarten School, more than 4 percent of the households have their small children enrolled in it. Concerning the community library, which is another facility linked with education at large, the result of the survey indicates that around 24 percent of the recipients have one of their members make use of the services provided by the facility. During my visit at the site, I was able to see children mostly wearing their school uniform studying and reading books of their own and other provided by the librarians. The percentage rises to 53.4 percent for male headed users of the library and for the female headed family members it is 46.6 percent.

It was surprising for me to see a well equipped recreational center for the youth built by the project in the locality. The center provides various types of sport activities, like basketball and volleyball; indoor games like chess and *'dama'*. In addition, it had shower rooms, a cafeteria and a hall having a large screen TV set. As shown in the Table 4-27, around 28 percent of the total beneficiary households stated that member of their families obtained services provided by the youth recreational center.

In addition to enhance the knowledge, employability and in general dignity of the delinquent youth and people living with different kind of disabilities, IHA-UDP through its initiative has constructed Vocational skill training centers. During my site visit guided by the communication officer of the organization, I was able to observe and see some youth learning metal works and the teacher also showed me some items that they produced while doing practical works. Table 4-27 reveals that around 6 of the entire surveyed recipients have their members received training offered by the youth vocational skill training workshop and, more than 2 percent of them had at least one of their resident participated in the training provided by Workshop for People Living with disabilities.

Lastly we can also learn from Table 4-27 that above 12 percent of the beneficiary households have their elders taken advantage of the services offered by the old people day care center.

Similarly, during my onsite visit I was also able to observe some elder men playing games like cards and *'gebetta'* while the elderly women were voluntarily giving help to the preparation of the meal provided by the center for all elders obtaining service from it. As shown in Table 4-27, unlike the other community services, elders belonging to female headed households surpass those male headed ones. The corresponding proportion for elders who are part of female led families is 64.3 percent while, those from male headed families account for 35.7 percent of total users of the old people day care center. In addition, when further examining Table 4-27 one can also observe that the maximum proportion for households headed by female and getting services from the community services established and restored by IHA-UDP's initiative appears in the old people day care center (64.3 percent).

5. Approaches Adopted by IHA-UDP in Meeting the Objectives of Slum Improvement Intervention in former Kebele 08, Woreda 23

So as to tackle the major developmental challenges prevailing in former Kebele 08, Woreda 23, as indicated by Woel and Kibuka (2004, p. 2), through its initiative in the locality IHA-UDP aims at achieving the following two objectives:

1. To improve quality of life of the people in the area, in particular of the most needy ones, by addressing the root causes of the multiple interrelated needs of the target group through a community based integrated holistic approach, which helps reinstating self dignity so as to enable them to take control of their own lives thereby making them self-sufficient.
2. To make all the activities sustainable so that the development process continues even after the project phases out.

Indeed, it is well understood that the above indicated goals of the project are broad in their nature and, their realization calls for the implementation of wide ranging activities. Some of them fall beyond the scope of this study. Thereby, let's first examine the approaches used by IHA-UDP and then we will also assess the extent to which the organization succeeded in meeting its objectives.

If one closely looks at the objectives of the project, s/he can also learn that given its overall aim of addressing the developmental challenges existing in the studied area, IHA-UDP aspires employing "a community based integrated holistic approach" so as to attain its overall goals. Herebelow, we will explore the application of each of the approaches (community based and integrated holistic) and their contribution (if any) towards the realization of the project's objectives.

5.1. Integrated Approach

As the name of IHA-UDP itself explains, the organization intends to use an integrated approach while carrying out its initiative in former Kebele 08, Woreda 23. Integration, as stated by Jember

(1998), the founder of IHA-UDP, is understood by the organization as a methodology that allows it to implement its developmental programmes crafted "based on the felt needs prioritized by the target community" (Jember, 1998, p 8). This signals the overall desire of IHA-UDP to use the bottom up approach in its project (http://www.ihaudp.org/overview/philosophy.htm). In line with its philosophy, to identify the felt needs of the inhabitants of former Kebele 08, Woreda 23 and accordingly devise developmental programmes IHA-UDP has firstly hired three consultants to conduct a baseline survey in the area. It then, it, by itself, in collaboration with certain members of the community carried out a felt needs assessment survey (Woel and Kibuka, 2004). The summary of the identified needs in order of their priorities is shown in Table 41. And, based on those request made by the community, the project came up with three major programmes (also called as components) namely: Community Development, Primary Health Care and Physical Upgrading and each incorporates various activities. As per IHA-UDP, so as to address the identified needs of the target community, the joint implementation of these three components are what is generally meant by Integrated Approach. As stated by IHA-UDP's website (http://www.ihaudp.org/academics/programmes.htm) and Woel and Kibuka (2004) the major activities incorporated in each programme/component are presented herebelow. The Community Development Programme/Component mainly includes activities dealing with:

- rehabilitation and care of the socially disabled (elders and residents living with mental and physical disabilities)
- provision of education (kindergarten, primary and vocational) and recreational services for youth
- Job creation and income generation

The Primary Health Care Programme/Component, it encompasses activities revolving around:

- Provision of safe and clean water
- The environmental sanitation of the locality
- Provision of primary health care such as immunization, family planning, mother and child health care and care and support for HIV/AIDS patient

The physical upgrading programme/ component which, each of its type of activities and its overall output was widely discussed in the last chapter, mainly undertakes:

- Maintenance and construction works of housing units, communal latrines and kitches
- Construction of necessary programme buildings and public utilities

Table 5-1: Needs Initially Identified by Beneficiary Households

Type of Needs/Wants Forwarded by the Target Community	Kind of Housing Improvement carried out by IHA-UDP			Sex of Household Head		Total
	Construction of New Housing Unit	Major Repair of Housing Unit	Minor Repair of Housing Unit	Female	Male	
Housing Improvement (including Kitchen & Toilet)	128	30	15	81	92	173
Education Service	58	15	6	38	41	79
Health Care	33	10	1	13	31	44
Not Asked	*23*	*12*	*5*	*11*	*29*	*40*
Recreation Facility for Youth	17	7	1	8	17	25
Employment Creation	16	4	0	14	6	20
Support & Care for Old People	14	4	0	13	5	18
Provision of Potable Water	15	2	1	9	9	18
Other (than those listed)	8	4	3	6	9	15
Construction of Access Road	7	2	1	2	8	10
Support & Care for Disabled	2	0	0	1	1	2
Skill Training Center for Youth	2	0	0	1	1	2

In this study, the surveyed households were asked to state the developmental requests that each identified and expressed to IHA-UDP. On top of the information obtained from review of pertinent documents and IHA-UDP's website, the result of the inquiry has allowed the writer to observe the application of integrated approach by the project. With the exception of the 40 beneficiary households who indicated that they have not been requested to spell out their needs, Table 5-1 above displays in order of incidence the needs forwarded by the respondents to the organization. Understandably, the issues listed on Table 5-1 do represent the desires or felt needs of the community.

Table 5-2: Type of Benefits/Services Secured by Beneficiary Households from IHA-UDP's Initiative

Benefits Obtained	Kind of Housing Improvement carried out by IHA-UDP			Sex of Household Head		Total	Share from Total Surved Housholds (%)
	Construction of New Housing Unit	Major Repair of Housing Unit	Minor Repair of Housing Unit	Female	Male		
Housing Improvement (including Kitchen & Toilet)	163	51	26	100	140	**240**	**97.6**
Education (Primary & Kindergarten)	70	20	3	42	51	**93**	**37.8**
Health Service	50	13	5	29	39	**68**	**27.6**
Employment Opportunity	35	6	0	15	26	**41**	**16.7**
Support & Care Service for Elders	20	5	0	16	9	**25**	**10.2**
Recreational Service from Youth Center	17	5	2	7	17	**24**	**9.8**
Library Service	8	4	1	5	8	**13**	**5.3**
Vocational Skill Training	10	2	1	8	5	**13**	**5.3**
Support & Care for Disabled	4	0	0	2	2	**4**	**1.6**
Aquisition of Construction Skill	2	0	0	1	1	**2**	**0.8**
Membership of Saving & Credit Association	2	0	0	0	2	**2**	**0.8**

By the same token, the surveyed households were also asked to state the benefits they obtained from IHA-UDP's activity in their neighborhood. Table 5-2 shows hierarchically the type of benefits the surveyed households except acquire from the project. We learn from Table 5-2 that with the exception of construction of access road and provision of potable water, all the other identified needs are reported by the households themselves to be delivered by IHA-UDP.

As displayed in Table 5-2, benefits emanating from activities included in the three programmes are recognized by the beneficiaries as acquired benefits. For instance, 97.6 percent of the total recipients identified the improvement carried out on their housing units and related facilities as major gain secured from the project. Similarly, more than a quarter and 10 percent of them also stated that they gained from the services delivered by the health and old people day care center established by the project. These mentioned services are part and parcel of the project's programmes/components. While, the services offered by the health and the elderly care and support center are incorporated in the primary health care and community development programmes respectively; the housing improvement work relates to the physical upgrading component. This tells that the surveyed households have mutually benefited from the output of all the three core programmes of IHA-UDP's initiative. The other social services put in place by the project, level of access by the inhabitants and the beneficiaries' overall participation in the project are elaborated in next sections.

Let's next further examine whether the project has addressed the 'felt needs' of the target beneficiaries through the integrated approach. Appendix 27 lists in the order of importance/incidence the needs identified by the beneficiary households on one side and the benefits they asserted receiving due to IHA-UDP's intervention on the other side. It is interesting to learn from Appendix 27 that the three topmost expressed desires by the recipients also happen to coincide with the three top benefits that they acquired. In addition, if we consider the six top prioritized wants forwarded by inhabitants to IHA-UDP, Appendix 27 displays that they all match with the first six types of benefits the surveyed households declared obtaining from the project. Nevertheless, the construction of (access) road and provision of fresh water are the two requests not appearing in the list of realized benefits.

It is unexpected for none of the recipients to report benefiting from supply of potable water established by the project. Nonetheless, as shown in Table 4-18, around 12 percent of the surveyed households informed that they have depended on the (four) communal water points constructed by IHA-UDP in the area. Obviously, as compared to the number of beneficiaries accessing the other facilities constructed by the organization the proportion is much lower. All in all, one can learn from Appendix 27 that IHA-UDP's neighbourhood upgrading activities incorporated in the project's three main components were designed based on the community's needs and demands and in turn, the targeted slum households reported to ultimately benefit as desired from the outcome of the intervention's programmes/components.

5.2. Holistic Approach

The second approach employed by the project which its name as well indicates is the holistic approach. This methodology relates with the organization's overall effort of tackling the various and interdependent needs of a given beneficiary not in isolation but, in their totality *(http://www.ihaudp.org/overview/index.htm)*. For instance, members of a household living in a housing unit that is not adequate enough to provide proper living might as well suffer from health problem or be unable to afford the schooling fee and send their school age children to school. Hence, attempt that only emphasizes on improving the family's shelter might not fully address the problems of that particular household.

As shown in Table 5-2, more than 97 percent of the surveyed recipients reported to benefit from the upgrading work performed on their residential units and basic facilities. Besides, nearly 40 percent and more than a quarter of them stated that their members have obtained service rendered by the schools rehabilitated and health post established by IHA-UDP, respectively. Likewise, 10 percent of the total recipients indicated that elders within their family received care and support from the Old People Day Care Center. Same proportion of households also had their youth members received service from the Youth Recreational Center constructed by the project. Moreover, Table 5-2 reveals that about 17 percent of the households informed that their members had an opportunity to be employed notably as labourers on the actual construction work performed by the project. And, 5.3 and nearly 1 percent of them indicated that their

members acquired vocational and construction skill due to IHA-UDP's initiative in their neighbourhood. Obtaining similar expertise will for sure enhance the employability and thus, income of the particular beneficiaries. Besides, it is well understood that the construction and provision of communal toilets and water points has paramount importance in ameliorating and keeping the health of the environment at large. The above facts tell that IHA-UDP's intervention in former Kebele 08 of Woreda 23, was not solely interested in improving the housing and generally, physical condition of the locality but, it encompasses activities dealing with the social and economic aspects of the beneficiaries. In addition, it also incorporated activities dealing with the surrounding environment.

5.3. Community-Based Approach

As stated in its objective, the other approach IHA-UDP claims adopting in its slum upgrading initiative is the community based approach or also known as the participatory approach. By making use of it, IHA-UDP aspires to engage the target beneficiaries throughout the life of the project and beyond. In other words, the project wants involving the beneficiaries from their needs identification through the implementation and further i.e. at the phase out or termination of the project. (**http://www.ihaudp.org/academics/objectives.htm**, Jember, 1998).

If we start our observation by looking at the community's involvement in identification of its need, Table 5-1 above, reveals that from the total of 246 surveyed beneficiary households, above 14 percent of them (40 recipients) did not get the opportunity to beforehand express their desires to IHA-UDP or its agent. Whereas, above 85 percent of the total recipients stated that they had been given the opportunity to express their developmental requests to the project. Table 5-1 lists those requests in their order of importance. Table 5-1, thus reveals that greater share of the targeted households (85 percent) participated in the project's effort of problem identification.

Furthermore, all studies and surveys conducted in the locality by IHA-UDP itself or its consultants were performed with assistance of community members. In this regard, the involvement of certain high school graduate girls living within the Kebele and known as Education Extension Workers (EEWs') or called *"bicha lebechotche"* was noticeable. Working as volunteers (only getting pocket money), they were involved in data collection process,

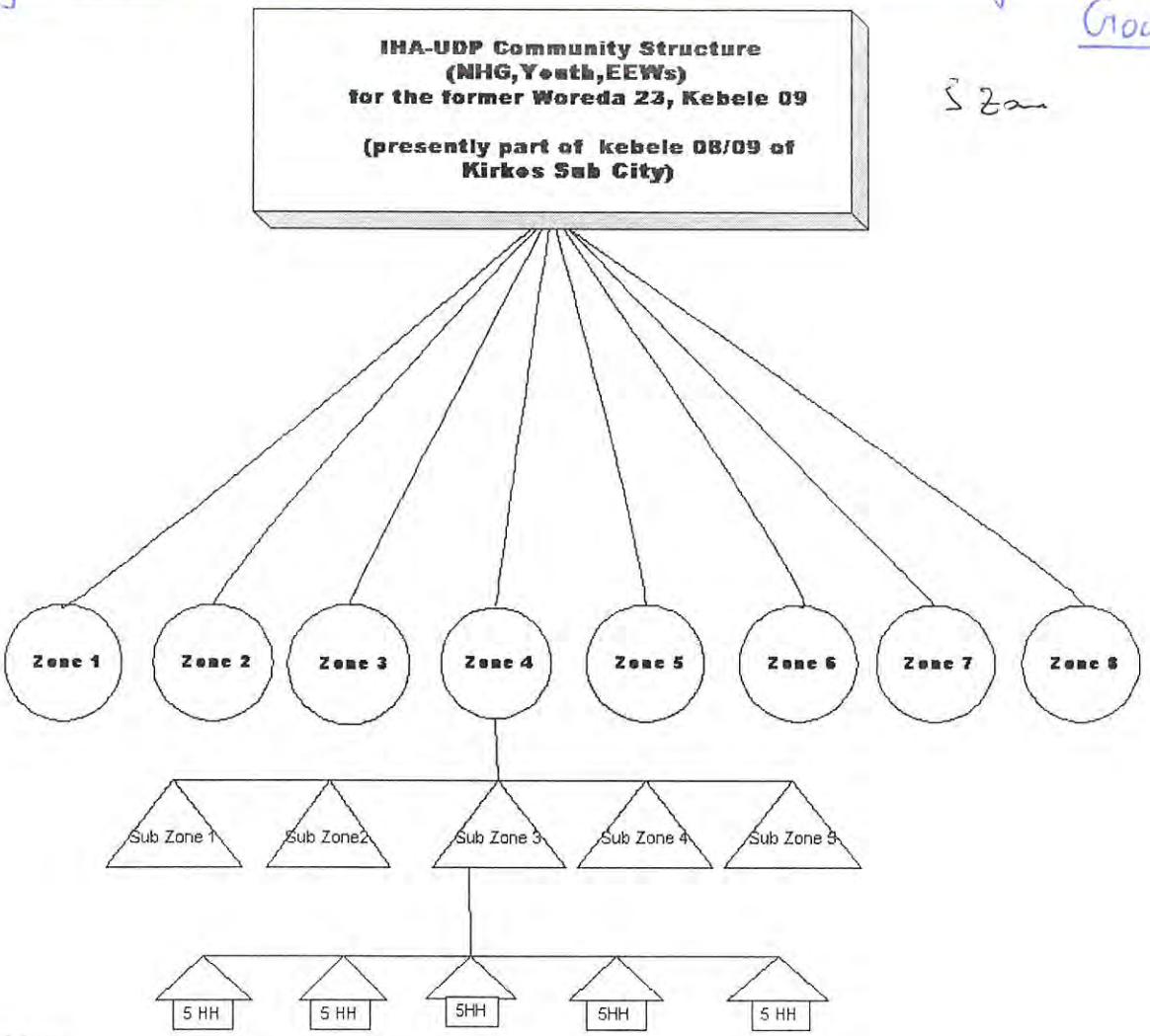
mobilized the community etc. In general, they served as a link between IHA-UDP's project and the community at large Jember (1998).

It is important here to firstly describe the overall formation and role of the neighbourhood group. The Neighbourhood Group is a voluntary grouping formed by the community to serve as its representative in the developmental activities that be carried out in its locality. Its organization starts from the grassroots (specific household) level up to the Kebele (higher) level. As shown in Figure 5-1, the community is organized into 5 households and among them they will select 3 household heads to represent the 5 families. Then 5 of the lower level neighbouring groups will form 1 group called sub zone neighbourhood group and select three of their representatives. And in turn, 5 subzones will join and choose three individuals who will represent them at the zonal level. All in all, as stated in the bylaws of the neighbourhood group of Kebele 08 of Woreda 23, the group serves as representative of the community for the social, health and developmental activities that will be undertaken in their locality. It is my suggestion for further study be conducted with regards to the overall formation and activity of the neighbourhood groups. For instance, one can make further analysis on the mandate, role, resulting impact and the role of the neighbourhood groups in involving the community at large are all areas that can further be studied.

Table 5-3 Perception of the Beneficiary Households on their Selection by IHA-UDP

Method of selection	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
By Neighbouhood Group	152	92.68	52	92.86	20	76.92	224	91.06
Household Applied to IHA-UDP	-	-	1	1.79	1	3.85	2	0.81
Selected byIHA-UDP itself	7	4.27	3	5.36	4	15.38	14	5.69
Other	1	0.61	-	-	-	-	1	0.41
Not stated	4	2			1	3.85	5	2.03
Total	164	100	56	100	26	100	246	100

Figure 5-1 : Community Structure of Neighbourhood Group.



Key

Family level (grass root) NHG: The community is set up into groups of 5 households (5x 6=30 people in each group). From each 5 HHs 3 members are elected (3 x 5 =15) representing the 3 components of CD, PUG & PHC, bringing the total number of elected members at this level to (i.e. 5 x15 members x 8 zones) = 600 community representatives.

Sub -Zone NHG (elected from family level): 25 - 30 households. In each Sub- Zone 3 adults & 1 youth rep. are responsible for CD, PHC & PUG (5x 3 x 8) + (5 x 1 x 8) = (120 + 40) = 160 Sub Zone Co-ordinators.

Zone Co-ordinators: 24 Zone Co-ordinators (elected from S.Z level) are responsible for the 3 components at each zone, plus 8 youth representatives responsible for each zone (24+ 8) = 32 Zone Co-ordinators.

Kebele Level Co-ordinators: 3 members (elected from the 24 Zone Co-ordinators) and 2 youth members (elected from 8 youth Zone Co-ordinators)

NB:

- One Education Extension Worker (EEWs) is assigned for each zone to serve as facilitator, educator and organizer of the communities under her zone.
- HH : Households Heads at the grass root level.
- NHG : Neighbourhood Groups are the community representatives at various level.
- EEWs : Education Extension Workers commonly called "Yellow Girls", (acting as a bridge between the community and the project).
- The three components are: CD (Community Development), PUG (Physical Upgrading) and PHC (Primary Health Care / Health Component).

An attempt has also been done to examine the perception of the beneficiaries towards the method employed by IHA-UDP while selecting each of them to become beneficial from the particular upgrading work performed on their dwellings. Table 5-3, indicates that 91 percent of them reported that they have been selected by the neighbourhood group for their residential units get the respective improvement by the project. The corresponding proportion is a high as 93 percent for recipients whose dwellings are reconstructed and majorly repaired and as low as 77 percent for those who gained from minor maintenance on their houses. On the other hand, 6 percent of the recipients stated that their selection was directly made by IHA-UDP itself. And, nearly 1 percent of the total beneficiaries reported that they themselves submitted an application/request to the project for acquiring the particular benefits. In general, Table 5-3 reveals that greater portion of beneficiary households hold the view that their selection for obtaining the specific benefits was done through the neighbourhood group. Besides, sizeable number of recipients housed in the newly built and majorly repaired residential units holds this view.

Table 5-4: Type of Participation made by Members of Beneficiary Households in the Project

Type of Contribution/ Participation	Kind of Housing Improvement carried out by IHA-UDP						Total	Proportion from Total Household (%)
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit			
	Number	Percent	Number	Percent	Number	Percent	Number	
No Any Participation	19	55.88	9	26.47	6	17.65	34	13.82
Financial	2	100.00	-	-	-	-	2	0.81
Labour, both With & Without Pay	52	74.29	15	21.43	3	4.29	70	28.46
Labour, Freely	114	64.04	45	25.28	19	10.67	178	72.36
Labour, With Pay	83	79.81	17	16.35	4	3.85	104	42.28
Other	8	66.67	1	8.33	3	25.00	12	4.88

As far as the participation of the target beneficiaries during the implementation of the project is concerned, Table 5-4 reveals that nearly 14 percent of the total households have none of their members participated in the project. Implicitly, this informs that the remaining recipients (more

than 86 percent of the total) have at least one of their members participating during the execution of IHA-UDP's initiative in their locality. As displayed in Table 5-4, a sizeable number of the recipients made labour contribution for free in the construction work undertaken by the project in their neighbourhood (72.36 percent). The maximum proportion of households having members that voluntarily participated in the construction work occurs in the type of beneficiaries that received new dwelling units (64.04 percent) whereas, the least proportion appears in type of beneficiaries whose houses had minor repair (10.67 percent). The corresponding figure for those whose dwellings were majorly maintained is 25.28 percent.

Besides, 5-4 reveals 5-2 percent of the recipients reported that job opportunity was created for their members by the project. Notably, such individuals correspond to those whom had the opportunity of being employed by the project as daily labourers/ labour workers in its overall construction activity. From the interview I held with personnel of IHA-UDP, I was informed that for all construction related works, with the exception of those requiring specialized skills, the project always hired people from the community itself. Indeed, such effort/policy will enhance the direct participation of the community in the upgrading program. The highest proportion of households that had members employed by the project correspond to recipients getting new houses (79.81 percent) while the least share appears for beneficiaries whose dwellings had minor maintenance. Besides, as shown in Table 5-4, households accounting for above 28 percent reported to have members that made labour contribution both for free and pay and nearly 1 and 5 percent of the surveyed households reported that they have made financial contribution and their members participated in other ways, respectively. The latter recipients consist of those who have members engaged in various programme related activities like EEWs', neighbourhood group, sanitary guards and the like.

As regards to community's participation at the post-project phase, it is indicated by Woel and Kibuka (2004) that upon the phase-out of IHA-UDP's intervention in former Kebele 08, Woreda 23 the program was handed over to a community-based organization. And all the activities established and previously run by the project are now managed by Addis Hiwot Integrated Sustainable Development Organization (AHISDO), which is formed by the targeted community itself. In addition, during my field visit at the study area, I was able to observe that all activities

and programs put in place by IHA-UDP such as: the health post, community library, the old people day care center, the youth recreational center and the youth vocational skill training workshop were still functional. Besides, I also was able to ascertain that they all are administered by AHISDO. Hence, there is clear indication that the full engagement of the community at the post phase- out stage of IHA-UDP's slum improvement project is ensured.

As mentioned in the first part of the chapter, let now examine IHA-UDP's intervention success or otherwise, in achieving its objectives which, as indicated in the two main goals of the project, and on the organization's webpage are:

- Improve the quality of life of the people in the area (former Kebele 08, woreda28)
- Address the multiple and inter-related felt needs of the community and,
- Make the activities sustainable

As regards the improvement of quality of life of members of beneficiary households, in general, the findings of this study discussed in this fourth chapter of this paper, reveal that improvements have been achieved in this regard. In summary the benefits to the community along the number and proportion of the specific beneficiaries include the following:

- Improved residential housing conditions
- Improved access to sanitary facilities for 207 households, comprising for above 84 percent of total beneficiaries (Table 4-15)
- Improved access to kitchen facilities for 175 households, consisting for above 96 percent of total recipients (Table 4-16)
- Improved access to fresh drinking water for 29 households, accounting for about 12 percent of the entire beneficiary households (Table 4-18)
- Enhanced access to health services for 191 households representing around 78 percent of the whole surveyed households (Table 4-27)

- Improved the provision of education, primary education and kindergarten for 103 and 11 households, whom account for 41.87 and 4.47 percent of the recipients, respectively (Table 4-27)

- Enhanced the employability in other words, the income earning opportunity of delinquent youth whom are members of 14 households and of people living with disability that are memebres of 4 households which in sum, account for more than 7 percent of the total households (Table 4-27)

- Improved the life of the elderly by providing care and support for elders whom are members of 28 households, consist 11.38 percent of the total beneficiary households (Table 4-27)

As for the second objective, aiming at addressing the multiple and interrelated needs of the community, it is shown in Appendix 27 that IHA-UDP's through its slum improvement intervention was largely able to deliver activities that respond to the needs and demands expressed by the households. Moreover, the community was also able to benefit from services provided by the established community library and the saving and credit association even though these were not initially expressed by them as developmental requests. Nonetheless, the community's demand for access road was not delivered by the project. Hence, the findings of the study reveal that to a larger extent IHA-UDP's neighbourhood improvement program performed in Kebele 09, Woreda 23 able to address the felt needs of the community which at large deal with the economic and social aspect of their life.

And, for the third objective that aims at making the project's activities sustainable, the fact that virtually all the programs established by the project were at the time of the survey found to be functional indicates that during its intervention IHA-UDP has taken due consideration and worked for making its intervention sustainable. Besides, all the activities are also found to be administered by AHISDO, an organization formed by the local community themselves. Nonetheless, post-project maintenance of the already upgraded units and infrastructures are found not to further be pursued.

6. Major Challenges faced by Target Beneficiaries and IHA-UDP in Slum Improvement Initiative Performed in former Kebele 08, Woreda 23

6.1. Challenges faced By Beneficiary Households

If we first start examining the challenges faced by the target community, as shown in Table 6-1, more than 73 percent of the total households indicated that they have not encountered any challenge associated with IHA-UDP's initiative. Nonetheless, among those beneficiaries who reported to face difficulties 13.01 percent reported that they had had disputes with neighbours when improvement work was carried out on their houses and facilities.

Table 6-1: Challenges Faced by Beneficiary Households

Type of Challenges	Kind of Housing Improvement carried out by IHA-UDP						Total	Proportion from Total Household (%)
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit			
	Number	Percent	Number	Percent	Number	Percent	Number	
No Any Challenge	110	61.11	46	25.56	24	13.33	180	73.17
Disagreement with Neighbours	27	84.38	5	15.63	-	-	32	13.01
Lack of Temporary Shelter	4	100.00	-	-	-	-	4	1.63
Lesser Space than Previous House	6	100.00	-	-	-	-	6	2.44
Quality of House/ Kitchen/ Latrine	6	54.55	3	27.27	2	18.18	11	4.47
Other	7	87.50	1	12.50	0	0.00	8	3.25

Notably, the disagreements were related to issues revolving around housing boundaries. Table 6-1 above reveals that households experiencing such difficulties are confined to the type of beneficiaries whose shelter were rebuilt anew and majorly repaired by the project.

Understandably, since greater majority of the units having minor repair have municipal permits (see Figure 3-2) it is not surprising for none of them to have disagreement with neighbouring households.

In addition, Table 6-1 above displays that 1.63 percent of the total households had difficulty in getting shelter where they can temporarily dwell until the construction of their units terminates. Additionally, more than 2 percent of total beneficiary households stated that relatively, the built up area of their upgraded houses is lesser than their former housing units. Obviously, all the above recipients correspond to beneficiaries whose residential units were demolished and reconstructed by the project.

As shown in Table 6-1 above 4 percent of the total households reported that the challenges they encountered are associated with the quality of their improved dwellings or toilets and kitchens. The largest proportion of households that stated that the challenges they faced relates with quality of their dwellings and facilities appear in the type of households whose shelter were rebuilt anew. Notably, these beneficiaries indicated that their houses have limited number of rooms as compared to the size of their family. For instance, some respondents stated that even if they had idle space at their backyard, the new accommodations constructed by IHA-UDP were built-up on limited area.

The writer was also informed from concerned personnel from IHA-UDP that all the newly constructed residential units were of standard type. They predominantly consist of two room dwellings with floor area of 20 square meters. And, irrespective of the size of the particular family, all households whose housing units were demolished and replaced by new ones were given houses of similar type/size. Moreover, as shown in Table 4-20, the highest density of 2.4 persons per room occurs in the newly constructed accommodations. Whereas, for the housing units receiving major and minor repair it remains as low as 2.22 and 2.28 persons per room respectively and the average number of persons per room is 2.34 for all the three type of upgraded units. In general, there is a clear indication that IHA-UDP's housing improvement work has not taken into account the over-occupation or over-crowdedness of the newly constructed houses.

Table 6-2: Perception of Beneficiary Households on IHA-UDP's Intervention in their Neighborhoods

Rating	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Very Good	49	29.88	18	32.14	5	19.23	72	29.27
Good	83	50.61	26	46.43	13	50.00	122	49.59
Average	19	11.59	7	12.50	6	23.08	32	13.01
Below Average	7	4.27	3	5.36	-	-	10	4.07
Poor	6	3.66	2	3.57	2	7.69	10	4.07
Total	164	100	56	100	26	100	246	100

Nonetheless, despite the above discussed challenges, 49.59 percent of the beneficiary households rated the project as good. The corresponding percentage varies from a high of 50.61 percent for households receiving newly built houses to a low of 46.43 percent for those whose shelters are majorly repaired. The related figure for those benefiting from minor repair is 50 percent. Conversely, smaller share of beneficiaries, accounting for 4 percent of the total recipients appraised the project as below average and poor. On the other side, beneficiary households accounting for above 29 and 13 percent evaluated IHA-UDP's intervention as very good and average respectively. All in all, we can learn from Table 6-2 that nearly 79 percent of the total beneficiaries evaluated the project as very good and good whereas, the remaining 21 percent of them gave a rate of average and below. Besides, for all the three type of beneficiaries the perception of majority of them towards IHA-UDP's initiative is that it overall has good impact.

6.2. Challenges Encountered by IHA-UDP while executing Slum Improvement Initiative

It was surprising for me to learn from the interview I had with my key informant (individual actively working in the project) that disputes arising between neighbouring households were also among the leading obstacles faced by IHA-UDP. These disputes restrained the organization from accomplishing its various planned activities within a desirable period of time. At times, similar disagreements might not be solved by the disagreeing parties/neighbours themselves nor by the involvement of the neighbourhood groups or IHA-UDP. In addition, the effort of other community members like elders might not be successful and the cases might be presented to the kebele officials and in some instances even reach the courts. And these processes do mostly be at the expense of the project.

The second factor that hinders the project's activity in general and its housing and related infrastructure's improvement programme in particular is the lack of supply of construction materials in the market. During such instances, the project will be forced to either halt some of its endavours or incur some additional and unplanned expenditure. For instance, at some point in time, the organization was not able to buy cement from Muger Cement Factory, which used to be its supplier, but, rather was obliged to get it from other places at inflated prices. On top of the scarcity of building materials, the constant price fluctuation and foremost, escalation of construction materials in the market is another hurdle faced by IHA-UDP while implementing its initiative in the study area.

As for the third challenge which, I generally labeled as impediment (indirectly) related with the 'policy' of IHA-UDP itself. As discussed in the previous section (when describing the community based/participatory approach) for almost all construction works undertaken by IHA-UDP to upgrade the housing of beneficiary households and other related infrastructure, which as such do not require the engagement of a given skilled personnel, the project gives priority for community members to be employed and perform the tasks. The organization does so with the

aim of giving employment opportunity to the community members and also helps them acquire on job training or develop their skills in construction works. Nonetheless, few members of the community are somehow abusing the privilege given to them by the project. That is to say, in other words, thinking that no other individual outside of their community will come and do the works or take their job, some of the employed community members happen to be poor workmanship i.e. less productive and inefficient in their task. Moreover, offering on job-training to some does at times have undesired though minimal impact on the project or managing some delinquent youth who got trained at the Youth vocational training workshop is not easy. Such exercise will cost time and effort to the project nevertheless; the human element of such endeavor is indeed of paramount value.

The fourth major factor constraining IHA-UDP's overall effort relates to the high turnover of Kebele and other higher level local government officials. Eventually, such high turnover of decision makers found at different level/tier of city's government creates misunderstanding between the organization and the newly appointed decision makers and lowers the level of partnership and support among them (Woel and Kibuka, 2004). A good case in point in this regard relates to collection of monthly rent from households residing in the upgraded rental accommodations. In the original project financing and implementation agreement made between IHA-UDP Addis Ababa City Administration's Foreign Relations and Development Cooperation Bureau and, Labour and Social Affairs Bureau it is clearly stipulated in Article 2.6 that the City's Administration will allow rent collected from the newly constructed houses and from houses that received major repair be deposited in a joint account. The fund will then jointly be operated by IHA-UDP, the former Woreda 23 and Kebele 08 and solely used for further maintaining the upgraded dwellings. Nevertheless, during the interview I had with concerned informant from IHA-UDP I learnt that though a joint account was opened by the three parties, thereafter, the project was not allowed to participate in the collection rent from the Kebele's administered residential units it upgraded. From IHA-UDP's point of view, firstly entering into such agreement will allow the overall quality of the upgraded houses and facilities to sustain longer. Otherwise, the restored infrastructures in general and (kebele owned) accommodations in particular will fall back to their old status. That is to say, unless some amount of fund is secured and used for subsequent maintenance, the standards of the improved housing units and

restoration both now and in near future. And the probability for the particular households to maintain the rental accommodations by themselves is very low. Notably, due to the attached pattern of tenure, not mentioning their financial ability, the desire and initiation for them to restore the dwellings is very minimal. Besides, as far all the improved residential units are concerned, Appendix 29 reveals that 95 percent of them require further restoration in 10 years time. The corresponding proportion is 96 percent for the reconstructed domestic units and those getting minor repair while accommodations receiving major repair is 91 percent. In general, achieving the post-project sustainability mainly through undertaking ongoing maintenance of the upgraded units and facilities can be considered as the main challenge faced by IHA-UDP in its slum improvement initiative performed in former Kebele 08, Woreda 23.

Table 6-4: Kebele Owned Rental Accommodation that Need to be Maintained in the Coming 10 Years

Need of Maintenance in the coming 10 Years?	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Yes	126	96.18	30	88.24	1	100.00	157	94.58
No	3	2.29	3	8.82	0		6	3.61
Not stated	2	1.53	1	2.94			3	1.81
Total	131	100	34	100	1	100	166	100

Nonetheless, it is worth noting here that revision of monthly rental fee was not done by the Kebele administration on its upgraded accommodations. Initially, IHA-UDP has secured a deal with the administration so that the monthly rental fee of the improved rental dwellings will remain unchanged. As shown in Table 6-5, more than 98 percent of the surveyed households living in kebele owned rental accommodations indicated that they still are paying the same amount of monthly rent as they used to do before any improvement was carried out on their housing unit by IHA-UDP.

Table 6-5: Household response on Revision of Monthly Rental Fee of Improved Kebele owned Dwellings

Was there Change in Amount Paid for Monthly Rent?	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No	129	98.47	33	97.06	1	100.00	163	98.19
Yes	1	0.76	1	2.94	0	0.00	2	1.20
Not stated	1	0.76	-	-	-	-	1	0.60
Total	131	100	34	100	1	100	166	100

Chapter IV: SUMMARY, CONCLUSION AND RECOMMENDATION

Our world is largely becoming more urban than rural. In 1950, 30 percent of the world's population lived in urban areas. In 2030 as per the estimate made by the UN, of all people are expected to reside in cities and towns. Alarmingly, urban centers of developing countries are projected to absorb 95 percent of the of the population increase expected to occur between the year 2000 and 2030 (UN-HABITAT, 2003b). Though the continents is said to be the least urbanized continent in the world, with rates of urbanization exceeding 4 percent per annum Africa is expected to experience a very rapid urban population growth. The figure is as twice as much as the annual average urban growth rate of developing cities found in Lain America and Asia. For instance, in 2003 only 37 percent of the continent's inhabitants were urban dwellers. However, by 2030 the urban population of Africa is expected to reach 53 percent of its total population. Obviously, the accelerated urban growth happening in cities of developing countries and Africa in particular poses various and multi-faceted challenges to authorities and inhabitants of these nations at large. Among which, the rise of urban poverty, high level of unemployment, the ill provision of educational and health services and the proliferation of slums and squatter settlements may be cited as the major urbanization challenges.

In 2001, 31.6 percent of the world's population lived in slums. The corresponding proportion for Africa, which also remains to be the highest globally, was nearly 72 percent. Furthermore, unless concrete measures are taken by the concerned stakeholders i.e. slum dwellers themselves, local and national authorities, multilateral and bilateral organizations and non-governmental organizations the global number of slum inhabitants is estimated to reach 2 billion from its 2001's level of less than 1 billion (UN-HABITAT, 2003a). In line with this and due to the overall poor living condition experienced by slum inhabitants, member states of the UN adopted Target 11 of MDG 7 which aims at achieving a significant improvement in the lives of at least 100 million slum dwellers, by 2020.

The formation of slums is generally associated with the deepening of (urban) poverty and inability of the urban poor to access an affordable shelter. And at present time, slums are largely found to be concentrated in cities of the less developed regions. Nevertheless, it appears that the

occurrence of slums is falling in Latin America and Asia (proportionally but not absolutely in case of the latter). However, the percentage is rapidly rising in Africa owing to the accelerated increase of its populations and housing shortages (UN-HABITAT, 2003a, p. 2).

Though Ethiopia is one of the least urbanized countries in the world, it currently is experiencing an accelerated urban growth. Likewise, this unprecedented rise in urban population is causing cities and towns of the nation face many challenges. Foremost, Addis Ababa which is the capital city of the land and a primate city, in its true sense, is said to experience various socio-economic problems. For instance, in 1994, the housing shortage prevailing in the city was so acute that the rate of housing to households was as low as 0.93 (UN-HABITAT, 2007, p. 29). Even worse, by 2005 it was estimated that Addis Ababa's housing backlogs reached 350,000 units (Addis Ababa City Government). On top of that, in the same year, it was estimated that "around 80 percent of Addis Ababa's residential areas were slums" (UN-HABITAT, 2007, p. 29). And, the rate corresponds to one of the highest rates of slum incidence globally.

Since the 1960s', slum upgrading programmes had been carried out both by the government and non-governmental entities. Comparatively, however, given the high prevalence of slum in Addis Ababa one can firmly say that the to-date executed programs are few both in number and scale. As regards to government responses, as indicated by UN-HABITAT (2007) during Emperor Haile Selassie's Regime the government introduced the Kolfe Low Income Housing Project. The project cleared slum area located around the Tekle Hainmanot inner part of Addis Ababa and gave the evicted households new housing units as a replacement to the demolished ones. During the Socialist Derg Regime, nonetheless, with the aim of addressing the housing problem Foremost, cooperative housing programs were launched by the government with the good intention of making the low- and moderate-income households homeowners In addition, it was in early 1980s'when Addis Ababa witnessed a residential upgrading program of larger size. The Tekle Hainmanot Upgrading Project improved the condition of housing related infrastructure in its intervention area. However, its attempt to upgrade residential units was largely not successful. Predominantly, this was related to the reluctance of the beneficiaries to take loan and enhance the quality of the Kebele owned rental houses in which they reside in. This has largely to do their insecure tenure.

During the post-1991 G.C. period, the city experienced relatively larger slum upgrading interventions emanating from the overall desire of the government to address urban poverty and the greater participation of NGOs' and communities. The city administration through its EDO and HDO performed various urban improvement works in different part of the city. Notably, the recently launched condominium housing project run by HDO, can be considered to be the leading and massive urban renewal scheme ever implemented in the city. Besides, , various both local and international NGOs had also been involved in community-based neighbourhood improvement programs in Addis Ababa. Among which, IHA-UDP can be considered as one among the few prominent ones in this regard. And, in this study an attempt has been made to study the resulting impact of IHA-UDP's slum upgrading intervention carried out in former Kebele 08 of Woreda 23 from 1998 to 2004.

Former Kebele 08, Woreda 23 is now part of Kebele 08/09 of Kirkos Sub-City and is located in the south-inner part of Addis Ababa. Nearly, 70 percent of the beneficiary households comprise of families headed by migrants. At the time of the survey, half of the beneficiaries are found to be married and sizeable numbers of them have household size ranging from 3 to 8 members. Besides, greater proportion of the beneficiaries has lived in the upgraded residential units for more than 3 decades. As regards to the holding status, it's only one third of them that are housed in privately occupied domestic units. The remaining recipients, however, reside in Kebele administered rental accommodations.

As regards to the educational and income background of heads of the recipients, it is mainly families who are lead by illiterate individuals who have become beneficiaries of IHA-UDP's slum upgrading initiative implemented in former Kebele 08, Woreda 23. Besides, beneficiaries headed by individuals earning less than a 1 US $ a day account for $3/5^{th}$ of total heads while, those getting less than 2 US $ per day, comprise for more than 93 percent of the entire recipients. Comparatively, the corresponding figures for female headed recipients display a much worse situation. During the survey, 82 percent of them make 1 US$ and less a day whereas, entirely all of them lived in a maximum of 2 US$ per day. It's clear that the above figures do not depict the overall picture of total income of beneficiary households. Nonetheless, added with the fact that about 40 percent of the family heads have not attended primary school and beyond, it is highly

probable for significant proportion of the beneficiaries to belong to lower income group of the society. Besides, substantial number of the members of beneficiaries at large is found to be employed in the informal sector. This goes in line with the suggestion that slum dwellers are mostly not absorbed by the formal sector of urban economy. In addition, larger share of the beneficiary households were deprived from the educational services and (formal) job opportunities offered by Addis Ababa.

In general, based on the findings of the study the following conclusions can be drawn about IHA-UDP's slum upgrading intervention in former Kebele 08, Woreda 23. Starting with the accomplishments of the project:

- Great improvement in the conditions of the residential units and shelter-related infrastructures has been achieved. Ahead of IHA-UDP's intervention in the area, greater majority of the dwellings were substandard and inadequately supplied with basic facilities. For instance, substantially higher share of them were '*chika*' houses (have walls made from mud and wood) and, more than half of them lacked proper foundation and had earthen floors. More or less, 10 percent of the domestic units did not have any toilet and kitchen facilities while, only 15 and a quarter of them were supplied with private toilet and kitchen, respectively. However, IHA-UDP's intervention in the locality brought about meaningful improvement in the living condition of the beneficiaries due to the ameliorated condition of their housing units as well as enhanced provision of sanitary facilities and potable water.

- Apart from a primary and kindergarten school there was no any other kind of social infrastructure in former Kebele 08, Woreda 23. The project rehabilitated the above infrastructures and established other social institutes that consequently improved access of the beneficiaries to social and community services. The establishment of the social infrastructures and their delivery of service does apparently enhance the quality of life of the targeted community members.

- The active participation of the target community in all stages of the project was noticeable. Foremost, it was encouraging to learn about the early involvement of the community in problem identification. Besides, the beneficiary households did also participate in the

implementation and at the phase-out the stage of the initiative, community at large was able to secure the ownership and run all the activities initially launched by IHA-UDP. Such endavour does indeed the potential of creating and developing sense of belongingness, ownership and independence by the beneficiaries. Therefore, the existence and nurturing of the latter factors will obviously prolong the future sustainability of IHA-UDP's upgrading intervention in former kebele08 of Woreda 23.

- The use of holistic approach by IHA-UDP in its imitative carried out in the studied locality has not only resulted in the improvement of the housing shells and overall physical environment conditions but also allowed it to address issues attached to poverty of the targeted slum dwellers. In line with this, the project was able to create employment opportunities, offer on-job construction and other vocational skill trainings which will enhance the employability of the partaking individuals. Besides, the provision of health and educational services through the upgraded public facilities (health post, schools and library) do enrich the human capital and quality of life of the beneficiaries.

- The other achievement of IHA-UDP's residential area development program relates to its ability to upgrade sizeable number of residential units. Comparatively, most other upgrading works sponsored by NGOs the government (EDO) mainly focused on improving the infrastructures and the environmental sanitation. Yet, IHA-UDP was very instrumental in upgrading the physical housing shell of its targeted community.

- Furthermore, larger number of the upgraded housing units by IHA-UDP in the studied area consists of rental accommodations owned by the Kebele Administration. Throughout Addis Ababa in general, and as was also the case in former Kebele 08, Woreda 23, most of these shelters was of poor quality and require immediate improvement. Yet, the shortcomings of previous interventions (like those performed by EDO's, various NGOs' and the Tekle Haimanot Project) have more to do with their failure to upgrade Kebele administered units. This is mainly due to their adoption of cost recovery approach which in general, is unable to accommodate the rental tenants whom are generally of low-income and with poor pattern of tenure hence, unwilling to take out loans for houses that are not under their control. To a large extent, however, IHA-UDP's intervention was rather more in favour of

the Kebele owned houses. This is to say that, larger proportion of the upgraded residential units was actually found to be Kebele owned dwellings. Furthermore, almost all of the domestic units that relatively received larger scale of renovation i.e reconstruction and major maintenance were literally Kebele owned rental accomodations.

- Additionally, there is clear indication that IHA-UDP's upgrading work carried out on beneficiaries' residential units was predominantly determined by the condition of the units. Relatively, those that were in very bad shape were rebuilt anew. While, housing units that were not in very bad and comparatively better situation obtained major and minor maintenance.

- Besides, it was also found out that IHA-UDP's shelter improvement work in former Kebele 08, Woreda 23 was largely based not on the tenure or holding status of the houses. Rather, the type of improvement work undertaken on the domestic units was predominantly determined by their conditions.

- Through IHA-UDP's intervention implemented in the studied area, households headed by females have equally become beneficial as those families which are headed by male. Furthermore, when analyzing the gender structure of members of beneficiary households there is clear indication that the existing difference between male and female beneficiaries is relatively very narrow.

- The project has also paid due attention to the disadvantaged members of the community. Notably, the establishment of Elderly Care and Support Center and the Vocational Skill Training Center for people living with disabilities tells that due attention is given by the project to socially disadvantaged group of the community.

- The establishment of public latrines in the locality and the resulting improved access to sanitary facilities of the targeted community added with the provision of potable water and will obviously bring about change and improvement in the urban environment.

Nevertheless, the slum improvement intervention of IHA-UDP executed in former Kebele 08 of Woreda 23 has also had the below indicated shortcomings:

- The overall structural conditions of the upgraded houses are found to greatly be improved as compared to their former status. Nonetheless, after the improvement work greater proportion of the residential units are found to have walls made from mud and wood or from *'chika'*. And this will undermine the structural durability of the improved dwellings.

- In addition, there is an indication that IHA-UDP's residential units upgrading work and specifically while reconstructing new houses the issue of overcrowding was not well addressed. The newly built units were more or less all of standard type consisting of two room houses built-up on a total floor area of 20 square meters. Nonetheless, irrespective of the household size of the particular beneficiary household, all recipients whose previous substandard houses were demolished received as replacement similar kind of housing units. As a result, it was found out that comparatively these houses are more occupied than the other type of the upgraded units.

- The communal basic facilities constructed by IHA-UDP in the studied area have greatly enhanced access to sanitary and kitchen facilities to larger number of inhabitants. In relative terms, however, the number of households having access to water stand points established by the project is limited. This has more to do with the fewness of water points built by IHA-UDP in the locality.

Besides, in its endeavor of improving the living and housing condition of inhabitants of former Kebele 08, Woreda23 IHA-UDP faced some challenges which include:

- The inadequate commitment of resources necessary for ongoing maintenance of the upgraded housing units and related facilities is the leading problem that IHA-UDP encountered while attempting to ameliorate the life of the slum dwellers. The lack of post-intervention maintenance will indeed, worsen the post-project sustainability of the upgrading program. Overall, the success of the organization's effort in improving the physical as well as life of the inhabitants in considered slum area will highly be undermined. Notably, given the low income of beneficiary households coupled with the

insecure tenure experienced by larger number of the slum dwellers, unless permanent and adequate allocation of (financial) resource is made by concerned stakeholders (including the beneficiaries) it is highly probable for the restored infrastructures to fall back into their previous and unwanted situations.

- In general, the latter challenge emanates from the absence of effective coordination among the local government (Kebele and beyond) and IHA-UDP. This notably has more to do with the institutional weakness of Kebele Administration and other tier of city's government. Nevertheless, the respective offices starting from the Kebele, lower tier of (local) government, and upwards ought to support and spearhead developmental projects aiming at upgrading the urban neighborhoods of the land. In addition, they must also contribute their utmost share in avoiding, if not totally preventing, the various hurdles that impede the successful implementation of neighbourhood improvement programs. For instance, disputes that arise between neighbouring households are found to be one of the major obstacles faced by both the project executer (IHA-UDP) and the beneficiaries themselves. Yet, efficient mechanism capable of solving similar cases must be put in place at the Kebeles or at most at the Sub-city level. Only then will such undesired situations cause less harm on the concerned locality and city as a whole.

- The frequent price escalation of construction materials and at times the lack of supply in the market is the other factor that hindered IHA-UDP's slum upgrading effort.

In general, based on the overall findings of this study the following recommendations are made:

- In light of the high prevalence of slum in Addis Ababa and urban centers of Ethiopia in general, there is a concrete need for carrying out urban development programs. Slum improvement intervention which ensures the adequate participation of the target communities in all their project phases and adopts holistic approach by addressing the overall life situation of slum dwellers ought to be largely executed in urban Ethiopia. With this regard, upgrading project such as IHA-UDP's should be up-scaled and replicated in cities and towns of the country. Such endeavor will enable the nation address its topmost

agenda of poverty and consequently, help attain Target 11, of MDG 7 which calls for improving the life of significant number of slum dwellers by 2020 G.C., and beyond.

- Nonetheless, local and higher level government officials and their institutes in general ought to further be capacitated so as for them to provide adequate leadership and support for ongoing and future neighbourhood improvement initiatives.

- The creation of experience exchange and learning platforms where all actors; governmental, non-governmental and civic societies, having a stake and working on improving the life of slum dwellers is indispensable. will be coming together and learn from each other's experience is very essential. Only then will the stakeholders' be able to come together and work in partnership so as to curve the issue of slum in particular and combat the widespread poverty in general.

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APPENDICES

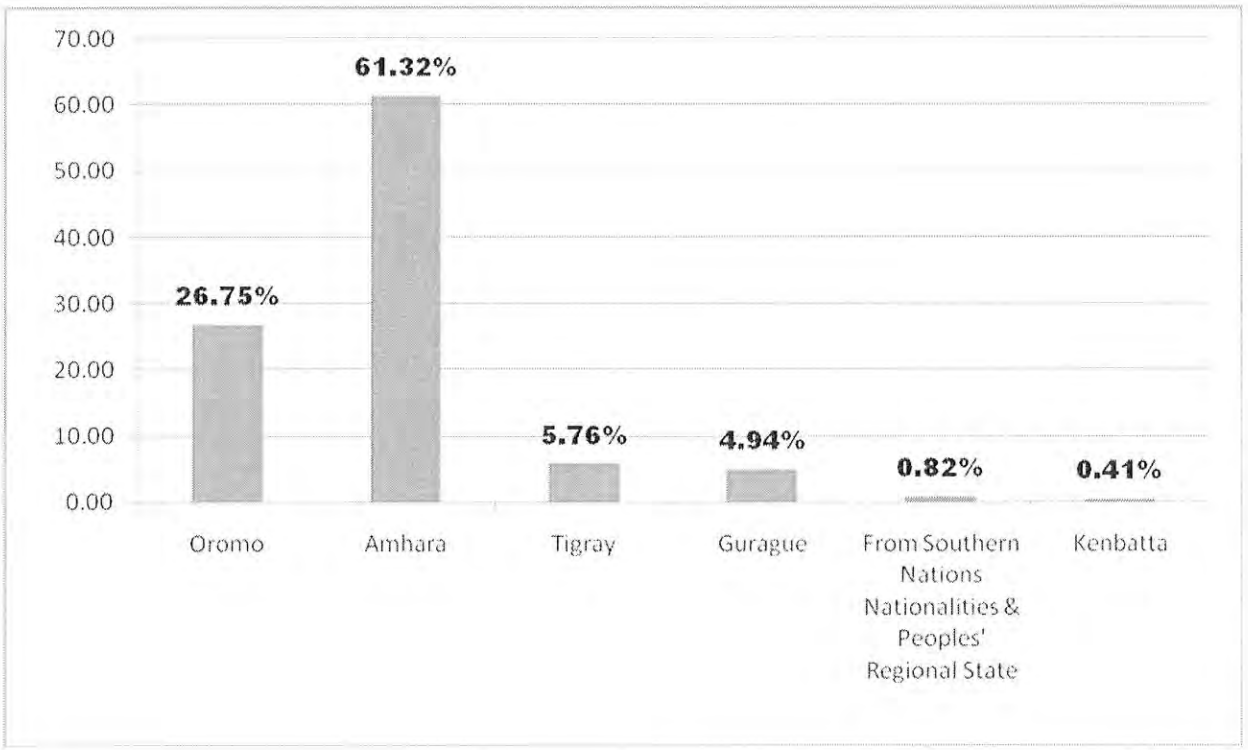
Appendix 1: Year when the Upgrading of the Housing Unit was finished

Year (G.C.)	Type of Benefit Received by Household						Total	
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1991	2	1.22	0	0	0	-	2	0.81
1992	14	8.54	2	3.57	0	-	16	6.5
1993	45	27.44	6	10.71	0	-	51	20.73
1994	25	15.24	10	17.86	2	7.69	37	15.04
1995	25	15.24	14	25	5	19.23	44	17.89
1996	34	20.73	13	23.21	13	50	60	24.39
1997	12	7.32	8	14.29	4	15.38	24	9.76
1998	1	0.61	2	3.57	1	3.85	4	1.63
1999	1	0.61	0	-	1	3.85	2	0.81
Not stated	5	3.05	1	1.79			6	2.44
Total	164	100	56	100	26	100	246	100

Appendix 2: Place of Birth of Household Head

Place of Birth	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Addis Ababa	54	32.93	23	41.07	3	11.54	80	32.52
Outside of Addis Ababa	110	67.07	32	57.14	23	88.46	165	67.07
Not stated		-	1	1.79		-	1	0.41
Total	164	100	56	100	26	100	246	100

Appendix 3: Ethnical Background of Heads of Beneficiary Households



Appendix 4: Sex Structure of Members of Beneficiary Households

Sex	Kind of Housing Improvement carried out by IHA-UDP						Total	
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Female	372	45.26	179	57.19	79	41.58	630	47.55
Male	450	54.74	134	42.81	111	58.42	695	52.45
Total	822	100	313	100	190	100	1,325	100

Appendix 5: Marital Status of Household Head

Marital Status	Kind of Housing Improvement carried out by IHA-UDP						Total	
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single	14	8.54	3	5.36	1	3.85	18	7.32
Married	83	50.61	21	37.50	17	65.38	121	49.19
Divorced	11	6.71	3	5.36	0	0.00	14	5.69
Separated	10	6.10	1	1.79	1	3.85	12	4.88
Widow	43	26.22	28	50.00	7	26.92	78	31.71
Living Together	2	1.22	0	0.00	0		2	0.81
Not stated	1	0.61		0.00			1	0.41
Total	164	100	56	100	26	100	246	100

Appendix 6: Religion of Head of Beneficiary Households

Religion	Number	Percent
Orthodox	225	91.5
Protestant	11	4.5
Catholic	1	0.4
Muslim	7	2.8
Not stated	2	0.8
Total	246	100

Appendix 7: Education Attainment of Heads of Beneficary Households

Education Level	Kind of Housing Improvement carried out by IHA-UDP									Total		
	Construction of New Housing Unit			Major Repair of Housing Unit			Minor Repair of Housing Unit					
	Number	Percent	Cumulative Percentage	Number	Percent	Cumulative Percentage	Number	Percent	Cumulative Percentage	Number	Percent	Cumulative Percentage
Illiterate	39	23.78	23.78	11	19.64	19.64	9	34.62	34.62	59	23.98	23.98
Read and Write	26	15.85	39.63	7	12.50	32.14	3	11.54	46.15	36	14.63	38.62
Grades 1-6	26	15.85	55.49	19	33.93	66.07	3	11.54	57.69	48	19.51	58.13
Grades 7-8	24	14.63	70.12	3	5.36	71.43	2	7.69	65.38	29	11.79	69.92
Grade 9-12	37	22.56	92.68	11	19.64	91.07	6	23.08	88.46	54	21.95	91.87
Diploma	9	5.49	98.17	5	8.93	100.00	1	3.85	92.31	15	6.10	97.97
Bachelor Degree & above	0	0.00	98.17	0	0.00	100.00	2	7.69	100.00	2	0.81	98.78
Not stated	3	1.83	100.00	-	-		-	-		3	1.22	100.00
Total	164	100		56	100		26	100		246	100	

Appendix 8: Distribution of Household Heads' Income

Income of Household Head	Kind of Housing Improvement carried out by IHA-UDP											
	Construction of New Housing Unit			Major Repair of Housing Unit			Minor Repair of Housing Unit			Total		
	Number	Percent	Cumulative (%)	Number	Percent	Cumulative (%)	Number	Percent	Cumulative (%)	Number	Percent	Cumulative (%)
< 50	4	2.86	2.86	1	2.04	2.04	-	-	0.00	5	2.35	2.35
51-100	13	9.29	12.15	9	18.37	20.41	-	-	0.00	22	10.33	12.68
101-200	41	29.29	41.43	11	22.45	42.86	5	20.83	20.83	57	26.76	39.44
201-300	29	20.71	62.15	10	20.41	63.26	4	16.67	37.50	43	20.19	59.63
301-400	15	10.71	72.86	5	10.20	73.47	3	12.50	50.00	23	10.80	70.43
401-500	14	10.00	82.86	4	8.16	81.63	2	8.33	58.33	20	9.39	79.81
501-600	4	2.86	85.72	-	-	81.63	1	4.17	62.50	5	2.35	82.16
601-700	7	5.00	90.72	3	6.12	87.75	1	4.17	66.67	11	5.16	87.33
701-800	5	3.57	94.29	2	4.08	91.84	2	8.33	75.00	9	4.23	91.55
801-900	2	1.43	95.72	2	4.08	95.92	-	-	75.00	4	1.88	93.43
901-1000	4	2.86	98.57	1	2.04	97.96	3	12.50	87.50	8	3.76	97.19
> 1000	2	1.43	100.00	1	2.04	100.00	3	12.50	100.00	6	2.82	100.00
Total	140	100		49	100		24	100		213	100	

Appendix 9: Materials used for the Construction of Wall, 1994

Construction Material	URBAN	
	Number	Percent
Wood and Mud	307855	82.15
Wood and Thatch	770	0.21
Reed and Bamboo	393	0.10
Stone and Mud	2663	0.71
Stone and Cement	10359	2.76
Blockets	23076	6.16
Bricks	9163	2.45
Other	19220	5.13
Not stated	1243	0.33
Total	374742	100

Source: Central Statistical Authority, The 1994 Population and Housing Census of Ethiopia, Results for Addis Ababa, Volume I- Statistical Report. Addis Ababa, August 1995, p. 180

Appendix 10: Materials used for the Construction of Floor, 1994

Construction Material	Number	Percent
Mud	197783	52.78
Wood Tiles	67000	17.88
Cement/Concrete	78616	20.98
Plastic Tiles	9802	2.62
Cement Bricks Tiles	14373	3.84
Bamboo/Reed	1021	0.27
Others	4873	1.30
Not stated	1274	0.34
Total	374742	100

Source: Central Statistical Authority, The 1994 Population and Housing Census of Ethiopia, Results for Addis Ababa, Volume I- Statistical Report. Addis Ababa, August 1995, p. 188

Appendix 11: Materials used for the Construction of Roof, 1994

Construction Material	Number	Percent
Corrugated Iron Sheets	361807	96.55
Thatch	1154	0.31
Wood and Mud	285	0.08
Reed/Bamboo	197	0.05
Others	10164	2.71
Not stated	1135	0.30
Total	374742	100

Source: Central Statistical Authority, The 1994 Population and Housing Census of Ethiopia, Results for Addis Ababa, Volume I- Statistical Report. Addis Ababa, August 1995, p. 185

Appendix 12: Availability of Proper Foundation of the Housing Unit-Before IHA-UDP's Intervention

Existence of Proper Foundation	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No	108	65.85	24	42.86	4	15.38	136	55.28
Yes	55	33.54	31	55.36	21	80.77	107	43.50
Not stated	1	0.61	1	1.79	1	3.85	3	1.22
Total	164	100	56	100	26	100	246	100

Appendix 13: Number of Rooms per Housing Unit

Number of Rooms	Number	Percent
1	114861	30.65
2	106809	28.50
3	69636	18.58
4	37150	9.91
5	20881	5.57
6	10543	2.81
7	5937	1.58
8 or more	8043	2.15
Not stated	882	0.24
Total	374742	100

Source: Central Statistical Authority, The 1994 Population and Housing Census of Ethiopia, Results for Addis Ababa, Volume I- Statistical Report. Addis Ababa, August 1995, p. 190

Appendix 14: Type of Toilet Facility in Addis Ababa, 1994

Type of Toilet Facility	Number	Percent
Has No Toilet	89508	23.89
Flush Toilet Private	30113	8.04
Flush Toilet Shared	14815	3.95
Pit Private	67895	18.12
Pit Shared	168732	45.03
Not stated	3679	0.98
Total	374742	100

Source: Central Statistical Authority, The 1994 Population and Housing Census of Ethiopia, Results for Addis Ababa, Volume I- Statistical Report. Addis Ababa, August 1995, p. 200

Appendix 15: Source of Drinking Water for Addis Ababa, 1994

Source	Number	Percent
Tap inside the House	16583	4.43
Tap in Compound Private	84049	22.43
Tap in Compound Shared	95825	25.57
Tap Outside Compound	169883	45.33
Protected Well/Spring	2511	0.67
Unprotected Well/Spring	4038	1.08
River Lake/Pond	1191	0.32
Not stated	662	0.18
Total	374742	100

Source: Central Statistical Authority, The 1994 Population and Housing Census of Ethiopia, Results for Addis Ababa, Volume I- Statistical Report. Addis Ababa, August 1995, p. 196

Appendix 16 : Number of Households Sharing Communal Water After IHA-UDP's Intervention

Number of Households	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
< 3	28	43.75	6	42.86	1	50.00	35	43.75
4-7	13	20.31	4	28.57	0		17	21.25
8-11	7	10.94	2	14.29	0		9	11.25
12-15	11	17.19	0	0.00	0		11	13.75
16-19	2	3.13	0	0.00	0		2	2.50
> 20	3	4.69	2	14.29	1	50.00	6	7.50
Total	64	100	14	100	2	100	80	100

Appendix 17: Type of Kitchen Facility for Urban Areas of Addis Ababa, 1994

Type of Kitchen	Number	Percent
Has no Kitchen	98158	26.19
Modern Kitchen Private	19200	5.12
Modern Kitchen Shared	4011	1.07
Traditional Kitchen Private	121947	32.54
Traditional Kitchen Shared	130730	34.89
Not stated	696	0.19
Total	374742	100

Source: Central Statistical Authority, The 1994 Population and Housing Census of Ethiopia, Results for Addis Ababa, Volume I- Statistical Report. Addis Ababa, August 1995, p. 202

Appendix 18: Number of Households Sharing Kitchen Before IHA-UDP's Intervention

Number of Households	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
< 3	44	36.67	20	60.61	1	33.33	65	41.67
4-6	57	47.50	8	24.24	1	33.33	66	42.31
7-9	14	11.67	3	9.09	-	-	17	10.90
> 10	5	4.17	2	6.06	1	33.33	8	5.13
Total	120	100	33	100	3	100	156	100

Appendix 19: Type of Lighting of Housing Units in Addis Ababa, 1994

Type of Lighting	Number	Percent
Electric Meter Private	168814	45.05
Electric Meter Shared	189190	50.49
Lantern	888	0.24
Kerosene	11487	3.07
Others	3844	1.03
Not stated	519	0.14
Total	374742	100

Appendix 20: Availability of Telephone in the Housing Unit-Before IHA-UDP's Intervention

Availability of Telephone	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No	115	70.12	26	46.43	5	19.23	146	59.35
Yes	46	28.05	30	53.57	21	80.77	97	39.43
Not stated	3	1.83	-	-	-	-	3	1.22
Total	164	100	56	100	26	100	246	100

Appendix 21 Material from which the Floor of the Upgraded Housing Unit is Made

Construction Material	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Earth/Solid	1	0.61	3	5.36	1	3.85	5	2.03
Timber	1	0.61	5	8.93	1	3.85	7	2.85
Cement, plastered/ not plastered	145	88.41	40	71.43	18	69.23	203	82.52
Plastic Tiles	16	9.76	6	10.71	5	19.23	27	10.98
Cement Tiles	1	0.61	1	1.79	-	-	2	0.81
Other	-	-	1	1.79	1	3.85	2	0.81
Total	164	100	56	100	26	100	246	100

Appendix 22: Availability of Proper Foundation on the Upgraded Housing Unit House

Existence of Proper Foundation	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No	14	8.54	1	1.79	1	3.85	16	6.50
Yes	150	91.46	55	98.21	25	96.15	230	93.50
Total	164	100	56	100	26	100	246	100

Appendix 23: Material from which the Roof of the Upgraded Housing Unit is made

Construction Material	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Number	Percent	Number	Number	Percent
Corrugated Iron	163	99.39	56	100.00	25	96.15	244	99.19
Grass	-	-	-		1	3.85	1	0.41
Asbestos	1	0.61	-	-	-	-	1	0.41
Total	164	100	56	100	26	100	246	100

Appendix 24 : Improvement undertaken on the Housing Unit after IHA-UDP's Intervention

Is the housing Unit further Maintained?	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No	24	14.63	7	12.50	12	46.15	43	17.48
Yes	137	83.54	48	85.71	14	53.85	199	80.89
Not Stated	3	1.83	1	1.79		0.00	4	1.63
Total	164	100	56	100	26	100	246	100

Appendix 25: Kind of Toilet Facility used by Households Living in Upgraded Housing Units

Type of Toilet	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No Access to Toilet Facility	1	0.61	1	1.79	-	-	2	0.81
Toilet with Flush, Private	-	-	-	-	4	14.81	4	1.63
Pit Latrine, Private	5	3.05	8	14.29	17	62.96	30	12.20
Pit Latrine, Shared	157	95.73	47	83.93	5	18.52	209	84.96
Not stated	1	0.61	-	-	1	3.70	1	0.41
Total	164	100	56	100	27	100	246	100

Appendix 26: Type of Kitchen Facility in the Housing Unit After IHA-UDP's Intervention

Type of Kitchen	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No Kitchen	6	3.66	6	10.71	1	3.85	13	5.28
Kitchen, inside the house	1	0.61	0	0.00	1	3.85	2	0.81
Kitchen, outside the house	156	95.12	49	87.50	23	88.46	228	92.68
Not stated	1	0.61	1	1.79	1	3.85	3	1.22
Total	164	100	56	100	26	100	246	100

Appendix 27: Identified Needs versus Acquired Benefits by Beneficiary Households

No.	Needs Identified by Households		Benefits Obtained by Households	
	Type of Needs	Household	Type of Benefits	Household
1	Housing Improvement (including Kitchen & Toilet)	173	Housing Improvement (including Kitchen & Toilet)	240
2	Education Service	79	Education (Primary & Kindergarten)	93
3	Health Care	44	Health Service	68
4	Recreation Facility for Youth	25	Employment Opportunity	41
5	Employment Creation	20	Support & Care Service for Elders	25
6	Support & Care for Old People	18	Recreational Service from Youth Center	24
7	Provision of Potable Water	18	Library service	13
8	Other (than those listed)	15	Vocational skill Training-Youth	13
9	Construction of Access Road	10	Support & Care for Disabled	4
10	Support & Care for Disabled	2	Aquisition of Construction Skill	2
11	Skill Training Center for Youth	2	Membership of Saving & Credit Association	2

Appendix 28: Upgraded Residential Units Currently requiring Further Maintenance

Does the House Presently Require Maintenance?	Kind of Housing Improvement carried out by IHA-UDP							
	Construction of New Housing Unit		Major Repair of Housing Unit		Minor Repair of Housing Unit		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Yes	86	52.44	33	58.93	15	57.69	134	54.47
No	75	45.73	22	39.29	11	42.31	108	43.90
Not Stated	3	1.83	1	1.79		0.00	4	1.63
Total	164	100	56	100	26	100	246	100

HOUSEHOLD SURVEY QUESTIONNAIRE

PART I. HOUSEHOLD PROFILE

1. Please, indicate the total number of household members/residents? _____
2. Please, indicate the number of female household members/residents? _____
3. Please, indicate the number of male household members/residents? _____
4. Please, indicate the total number of non-minority household members/residents? _____
5. Please, indicate the number household members who presently have an employment? _____
6. Among the working household members, how many of them are self-employed? _____
7. Among the working household members, how many of them are employed in governmental organization/enterprise? _____
8. Among the working household members, how many of them are employed in non-governmental organization? _____
9. Among the working household members, how many of them are employed in private organization/enterprise? _____
10. What is the total gross monthly income of the household? _____
11. What is the sex of the head of household? _____

    1. Female 2. Male

12. What is the religion of the head of household?

1. Orthodox
2. Protestant
3. Catholic
4. Muslim
5. Other

13. What is the ethnical background of the head of household? _____

14. What is the marital status of the head of household?

1. Single
2. Married
3. Divorced
4. Separated
5. Widowed
6. Non-married partnership

15. What is the educational level of the head of household? _____

16. What is the employment status of the head of household?

1. Unemployed
2. Housewife
3. Self-employed
4. Working in Govt./NGO/Private Org.
5. Retiree
6. Student

17. If the answer to Q. 16 is either code 3 or 4 or 5, what is the gross monthly income of the head of household? _____

18. What is the place of birth of the household head?

1. Addis Ababa
2. Other (please, specify) _____

19. If the answer to Q. 18 is code 2, for how long has the household head resided in Addis Ababa? _____ Years

PART II. IHA-UDP's Intervention and Household's General View

20. What kind of improvement work was carried out by IHA-UDP on your residential unit?

    1. Construction of a new housing unit (after demolishing the previous unit)
    2. Residential unit received major repair/maintenance
    3. IHA-UDP provided construction materials for the maintenance of the residential unit
    4. Other (please, specify) _____

21. When was the upgrading of your housing unit by IHA-UDP completed? _____ E.C.

22. Has the household become beneficial/used communal kitchen(s) constructed by IHA-UDP?

    1. Yes 2. No

23. Has the household become beneficial/used communal latrine(s) constructed by IHA-UDP?

    1. Yes 2. No

24. Has the household become beneficial/used water stand point constructed by IHA-UDP?

    1. Yes 2. No

25. How was the Household selected to become beneficiary of IHA-UDP's Intervention?

    1. Neighbourhood group 2. Household itself presented Applied
    3. IHA-UDP itself made selection 4. Other

26. From the listed facilities established/rehabilitated by IHA-UDP please, the one/those used by member of your household?

1. Community Library	2. Health Post (Clinic)
1. Messeret Ethiopia Primary School	4. Messeret Ethiopia Kindergarten
5. Old People Day Care Center	6. Youth Recreational Center
7. Youth Workshop	8. Workshop for People Living with Disability

27. Please, try to remember and list down the socio-economic needs the household initially identified and forwarded to IHA-UDP or its consultant?

1. _____
2. _____
3. _____
4. _____
5. _____

28. Among the needs the household initially identified and forwarded to IHA-UDP please, indicate those which the household think are not delivered through IHA-UDP's

1. _____
2. _____
3. _____
4. _____
5. _____

29. If answer is given to Q. 28, why you think was IHA-UDP unable to deliver the socio-economic needs the household initially identified and forwarded?

1. Lack of Finance
2. Lack of Cooperation from Local level Govt
3. Lack of Cooperation from HH
4. Lack of Cooperation from Community
5. Not giving Priority by IHA-UDP
6. Lack of IHA-UDP's Capacity
7. Other

30. At the different stages of IHA-UDP's project development, in what ways has any member of the household participated in the project?

1. No any participation
2. Contribution of money/finance
3. Providing labour, with pay/return
4. Providing labour, without pay/freely
5. Other (please, specify) _____

31. Has IHA-UDP's project created employment opportunity to any member of the household?

1. Yes
2. No

32. Has any member of the household received on job training in construction skills on IHA-UDP's project?

1. Yes
2. No

II. Present Condition of the Housing Unit

33. For how long has the household lived in the housing unit? _____ Years.

34. For what purpose does the household uses the housing unit?

1. Residence only
2. Commercial/business only
3. Residence and commercial
4. Other (please, specify) _____

35. How many rooms does the housing unit have (excluding toilet, bathroom and passageways/ corridor)? _____ Rooms.

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

1. Wood and mud
2. Wood and grass/wood only
3. Stone and mud
4. Stone and cement
5. Blocket, paved/not paved
6. Clay/Mud Bricks
7. Corrugated Iron
8. Other

37. What is the main material from which the roof of the housing unit is made?

1. Corrugated Iron
2. Concrete/Cement
3. Grass
4. Wood and mud/soil
5. Plastic
6. Aesbestos
7. Other

38. What is the main material from which the floor of the housing unit is made?

1. Earth/Solid
2. Timber
3. Cement plastered/ not plastered
4. Plastic tiles
5. Cement tiles
6. Other

39. Does the housing unit have a proper foundation?

1. Yes
2. No

40. What is the major source from which the household gets its drinking water?

1. Pipe water, inside the house
2. Pipe water inside the compound, private
3. Pipe water inside the compound, shared
4. Pipe water outside the compound (from other household, bono; with or without pay)
5. Other (please, specify) _____

41. If the answer to Q. 40 is either code 3 or 4, how many households do share the communal water source? _____ Households.

42. If the answer to Q. 40 is code 4, what is the average round trip distance and time spent per day for household member to fetch water from the communal source?

1. Time spent: _____minute/day
2. Distance: _____ meters

43. If the answer to Q. 40 is code 4 and the household obtain its drinking water on payment basis, how much does it on average cost per day for the family to purchase the water? _____ Birr/day.

44. What type of toilet facility does the housing unit have?

1. No toilet facility
2. Toilet with flush, private
3. Toilet with flush, shared
4. Pit latrine, private
5. Pit latrine, shared
6. Other

45. If the answer to Q. 44 is either 3 or 5, how many households do share the toilet facility?

_____ Households

46. What type of kitchen facility does the housing unit have?

1. No kitchen
2. Kitchen inside the housing unit
3. Kitchen outside the housing unit

47. If the answer to Q. 46 is not code 1, is the kitchen shared with other household?

1. Yes
2. No

48. If the answer to Q. 47 is code 1, how many households do share the kitchen?

_____ Households.

49. How is solid waste disposed in the housing unit?

1. Municipality's garbage bin
2. Private organizations/associations/individuals collect it
3. Laid in somewhere on the ground or court yard
4. Laid into rivers
5. Burnt/Buried
6. Other (please, specify) _____

50. What type of light up does the housing unit have?

1. Electricity, private meter 2. Electricity, shared meter 3. None/no electricity

51. Does the housing unit have telephone (mobile phone are not considered)?

1. Yes 2. No

52. Can the housing unit be accessed by a vehicle?

1. Yes 2. No

III. Condition of the Housing Unit Before IHA-UDP's Intervention

53. Before IHA-UDP's intervention, how many rooms did the housing unit have (excluding toilet, bathroom and passageways/ corridor)? _____ Rooms.

54. Before IHA-UDP's intervention, what was the main material from which the wall of the housing unit was made?

1. Wood and mud
2. Wood and grass/wood only
3. Stone and mud
4. Stone and cement
5. Blocket, paved/not paved
6. Clay/Mud Bricks
7. Corrugated Iron
8. Other

55. Before IHA-UDP's intervention, what was the main material from which the roof of the housing unit was made?

1. Corrugated Iron
2. Concrete/Cement
3. Grass
4. Wood and mud/soil
5. Plastic
6. Aesbestos
7. Other

56. Before IHA-UDP's intervention, what was the main material from which the floor of the housing unit was made?

1. Earth/Solid
2. Timber
3. Cement plastered/ not plastered
4. Plastic Tiles
5. Cement tiles
6. Other

57. Before IHA-UDP's intervention, did the housing unit have a proper foundation?

1. Yes
2. No

58. Before IHA-UDP's intervention, what was the major source from which the household gets its drinking water?

1. Pipe water, inside the house
2. Pipe water inside the compound, private
3. Pipe water inside the compound, shared
4. Pipe water outside the compound (from other household, government/bono; with or without pay)
5. Other (please, specify) _____

59. If the answer to Q. 58 is either code 3 or 4, how many households did share the communal water source? _____ Households.

60. If the answer to Q. 58 is code 4, what was the average round trip distance and time spent per day for household member to fetch water from the communal source?

    1. Time spent: _____minute/day
    2. Distance: _____ meters

61. Before IHA-UDP's intervention, what type of toilet facility did the housing unit have?

    1. No toilet facility
    2. Toilet with flush, private
    3. Toilet with flush, shared
    4. Pit latrine, private
    5. Pit latrine, shared
    6. Other

62. If the answer to Q. 61 is either 3 or 5, how many households did share the toilet facility? _____ Households

63. Before IHA-UDP's intervention, what type of kitchen facility did the housing unit have?

    1. No kitchen
    2. Kitchen inside the housing unit
    3. Kitchen outside the housing unit

64. If the answer to Q. 63 is not code 1, was the kitchen shared with other household(s)?

    1. Yes
    2. No

65. If the answer to Q. 64 is code 1, how many households did share the kitchen?

_____ Households.

66. Before IHA-UDP's intervention, how was solid waste disposed in the housing unit?

1. Municipality's garbage bin
2. Private organizations/associations/individuals collect it
3. Laid in somewhere on the ground or court yard
4. Laid into rivers
5. Burnt/Buried
6. Other (please, specify) _____

67. Before IHA-UDP's intervention, what type of light up did the housing unit have?

2. Electricity, private meter 2. Electricity, shared meter 3. None/no electricity

68. Before IHA-UDP's intervention, did the housing unit have telephone (mobile phone are not considered)?

1. Yes 2. No

69. Before IHA-UDP's intervention, was the housing unit accessed by a vehicle?

1. Yes 2. No

IV. Tenure Pattern, Maintenance and State of the Housing Unit

70. What is the holding status of the housing unit?

1. Owned by member of the household
2. Free of rent
3. Rented from Kebele
4. Rented from Agency for Government Houses
5. Rented from private owners
6. Other

71. If the answer to Q. 70 is code 1 or 2, does (any) member of the household possess title deed or any legal document ascertaining ownership of the housing unit?

1. Yes 2. No

72. If the answer to Q. 70 is either code 3 or 4 or 5, how much does the household currently pay for rent per month? _____ Birr/month

73. Due to the improvement undergone on the housing unit by IHA-UDP (reconstruction or repair), was the amount of rent the household pays per month revised by the tenant?

1. Yes 2. No

74. If the answer to Q. 73 is code 1, how much did the household pay for rent immediately before the housing unit was reconstructed/ repaired? _____ Birr/month

75. If the answer to Q. 73 is code 1, how much did the household pay for rent immediately after the housing unit was reconstructed/ repaired? _____ Birr/month

76. For undertaking any maintenance work on the housing unit, does the household need to first get a prior permission/approval?

1. Yes 2. No

77. If the answer to Q. 76 is code 1, from who/which office does the household obtain permission to repair its housing unit? _____

78. After being maintained by IHA-UDP, has your housing unit received any major repair afterwards?

1. Yes 2. No

79. If the answer to Q. 78 is code 1, please, indicate when, and the type/kind of major repair done on the housing unit after being maintained by IHA-UDP?

1. Demolishing & Reconstruction
2. Wall maintenance (including Painting)
3. Roof Maintenance
4. Floor Maintenance
5. Ceiling Maintenance
6. Construction of Additional Room(s)
7. Construction of Toilet
8. Construction of Kitchen

80. If the answer to Q. 76 is code 1, what was the household's source of finance when undergoing major repair on the housing unit?

1. Income of Household Member
2. Loan (from relative, friend, institution)
3. Ikub
4. Income from housing rent
5. Other

81. Due to the current condition/state of the housing unit, does the household think that it presently requires to be maintained?

1. Yes 2. No

82. If the answer to Q. 81 is code 1, what kind/type of maintenance work does the housing unit currently requires?

1. Demolishing & reconstructing a new one
2. Floor maintenance
3. Wall maintenance (including painting)
4. Roof maintenance
5. Building additional living room
6. Building a toilet
7. Building kitchen
8. Ceiling maintenance
9. Other (please, specify) _____

83. In the coming 10 years, does the household think that the housing unit requires major maintenance or repair?

1. Yes 2. No

84. In the last 15 years, has the household ever faced any threat of eviction from its house?

1. Yes 2. No

85. Does the household fear of being evicted from its house/living area within the coming 10 years?

1. Yes 2. No

V. IHA-UDP's Activity or Intervention and Household's View

86. From IHA-UDP's intervention or developmental activity in your neighbourhood, what are the major benefits that the household think obtaining?

1. _____
2. _____
3. _____
4. _____
5. _____

87. Please, list the major challenges that the household faced due to IHA-UDP's intervention in your locality.

1. _____
2. _____
3. _____
4. _____
5. _____

88. If answer is given to Q. 87, how has the household tried solving the challenges it encountered as a result of IHA-UDP's intervention?

1. _____
2. _____
3. _____

4. _____

5. _____

89. On top of the benefits the household already get hold of, are there any other additional benefits that it desires gaining or receiving from IHA-UDP?

1. _____

2. _____

3. _____

4. _____

5. _____

90. In general, how does the household appraise IHA-UDP's residential area upgrading performed in your neighbourhood?

1. Very Good
2. Good
3. Average
4. Below Average
5. Poor

THANK YOU, RESPONDENT for your time and information provided!!

TO BE FILLED BY DATA COLLECTORS

Asserting that the questionnaire was filled correctly:

Name of the Enumerator: _____

Signature: _____ Date: _____

Interviewee no. _____

Declaration

I the undersigned hereby declare this work to be original and truly done by myself. All the sources of materials used have been duly acknowledged. I also confirm that this work has not been submitted anywhere else for the same purpose.

Solomon Endrias _____ 20107/09.
Date

This thesis has been under my supervision and submitted for examination with my approval as university advisor.

Solomon Mulugeta (PhD) _____ _____
Date

Addis Ababa University

June, 2009