

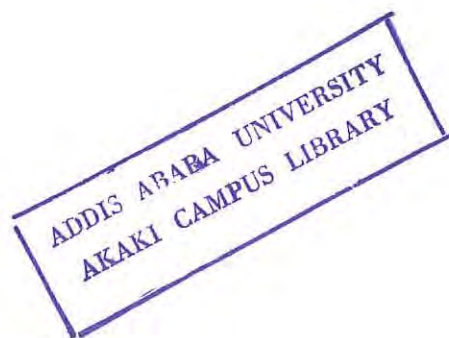
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ADDIS ABABA UNIVERSITY
SCHOOL OF GRADUATE STUDIES
URBAN DEVELOPMENT AND MANAGEMENT CENTER

**CHALLENGES AND PROSPECTS OF URBAN RENEWAL PROJECTS IN ADDIS
ABABA: THE CASE OF BESHA WOLDE CHILOT, ARADA SUB-CITY**

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LIST OF ACRONYMS

AACG	Addis Ababa City Government
AAMPRO	Office for Addis Ababa Master Plan Revision Project Addis Ababa.
AKLDP	Arat Kilo Local Development
CSA	Central Statistical Authority.
ESMF	Environmental and Social Management Framework
FUPI	Federal Urban Planning Institution
GDP	Gross Domestic Product
GOE	Government of Ethiopia
IHDP	Integrated Housing Development Program
LDP	Local Development Plan
LDURM	Land Development and Urban Renewal Manual
MSEs	Micro and Small Enterprises
MWUD	Ministry of Works and Urban Development
PASDEP	Plan for Accelerated and Sustained Development to and End Poverty
RPF	Resettlement Policy Framework
UDP	Urban Development Project
ULGDP	Urban Local Government Development Project
ULGs	Urban Local Government
UNCHS	Unit Nations Commissions for Human Settlement
UN-HABITAT	United Nations Human Settlement Program
UNMDG	United Nations Millennium Development Goals
UNMDG	United Nation Millennium Development Goal
URM	Urban Renewal manual
UURM	Urban Upbraiding and Renewal Manual

DEFINITION OF TERMS

- ✦ Basha Wolde Chilot One of the project sites which is named after the person Known as Basha Wolde which involved the local communities for the purpose of traditional court as the leader of the person.
- ✦ Dc-Sefer- The shanty area and which is commonly known as dirty corner across the.
- ✦ Doro-Manekia- Name of Narrow Street down to the river of Eri Bekentu Parliament in Addis Ababa
- ✦ Eri-Bekentu- The name of a small seasonal river that located in the Western part of Palace
- ✦ Kebele- The smallest administrative unit
- ✦ Woreda- An old administrative unit, one level higher than kebele

ABSTRACT

Addis Ababa is characterized by poor infrastructure, slums and shortage of houses all in conjunction with a rapidly expanding city population. To tackle all these deep rooted problems, the city government has made some real measures like urban renewal projects which is the core of my thesis.

This study tried to assess the challenges and prospects of urban renewal projects through the analysis of case studies at Basha Wolde Chilot in Arada sub-city of Addis Ababa. In most cases the WBC inner- city has better infrastructural services than in other parts of the Addis Ababa city. As the physical structure and infrastructural services have become deficient, however, the need for renovation is a matter of must.

The data are collected through both qualitative and quantitative techniques. The investigation is carried out from the perspective in which inner- city renewal is viewed as a challenge everywhere. It also identified the possible benefits of renewal program for the urban low income groups, for unemployment problems and the city at large. Based on the case studies analytical generalizations are made.

The finding of the study has shown the problems of the implementation, financial shortages, and general problems: such as economic, infrastructure and social group as a challenge for the project. The finding also indicated that the compensation given to the displaced communities (the private house holders) as unsatisfactory. Shortage of infrastructures in the areas where the local communities were relocated and they are exposed in additional transportation costs. In addition, the Social alienation among the relocated communities does exist. Equally important the thesis findings of the project show that there are some improvements. The improvements which I hope (as author of the thesis) will contribute in managing urban land efficiently and effectively to change the image of the relocated communities (the targeted population and the surroundings) in particular and city of Addis Ababa in general.

CHAPTER ONE

INTRODUCTION

1.1. Background of the Study

Addis Ababa is the capital city of Ethiopia and also known as the head quarter of Africa union and the largest seat of international organization. It was founded as a village like military encampment in the mid 1880s. By Minelik the second it emerged with a lay out fit for defense but without any formal city master planning. In the years following its formative age a number of “master plans” were made to modernize it. However the plans had been little or sporadic influence and the city has continued to evolve spontaneously (UNCHS, 2007).

Addis Ababa is a chartered city having its own administration led by a mayor who is accountable to the Prime Minister. Currently Addis Ababa is decentralized into 10 sub-cities which are subdivided into 99 localities called Kebeles (recent named as weradas). Kebeles are the lowest levels of city administration with lower level power in sub-cities. But they play important key roles in existing municipal activities (UN-HABITAT, 2004).

There were two previous regimes namely: the traditional feudal system and the Dergue backed by the socialist system (ideology), these regimes however, there was hardly any effort that substantially change the socio-economic and physical condition of the non-planned settlements. Thus the long years of negligence have to these problems contributed to the current overwhelming situations (UNCHS 2007). Today the city is characterized by poor infrastructure, slums and shortage of houses all in conjunction with a rapidly expanding city population. To tackle all these deep rooted problems since 2003 onwards, the city government began to take some real measures. These measures were taken during the period of Mr. Arkebe Oqubay the Mayor of Addis Ababa. Among other things, he launched the construction of low cost houses with the view of eradicating slums and shelter problems for the poor urban dwellers. Transforming the city of Addis Ababa is something that had been illusive for a long time, as indicates above, but this prominent mayor tried to solve the long year’s accumulated problems of the city (AAMPO, 2002).

Currently, the city government of Addis Ababa considers urban renewal projects as a key development strategy towards addressing urban poverty and improving physical image of the city. Thus, the city administration has planned to implement 14 major renewal projects in six districts on close to a total of 280 hectares of land as part of the urban development plan for 2010/11 fiscal years local development and urban renewal manual (LDURM, 2010). One of the renewal projects, as part of the local development plan of the city, is going to be implemented in the area of Basha Wolde Chilot (BWC) in Arada sub-city of Addis Ababa which is the main case study of this researcher.

The Basha Wolde Chilot renewal project covers 25 hectares of land which is located in the former Woreda 14 (Recent Woreda 09) and partially in Kebele 13 area of the sub-city. The BWC area has a total population of 17,386 of which 8,332 are male and 9,054 are females. The area covers 39.11ha and it has a total of 3,551 individuals reside in the sampled 957 housing units arat kilo local development program (AKLDP, 2010). The site is bounded by Ere Bekentu River (which is highly polluted) to the West and the National Palace on the East.

1.2. Statement of the Problem

In the first place “urban renewal” projects in Ethiopia are of a recent phenomenon and the majority of the previously conducted researches that have been done on the issues of urban renewal emphasized only the shortage of houses. Therefore this thesis tries its best to bridge the information gap by focusing on the newly emerging urban renewal projects. Thus, “challenges and prospects of urban renewal projects in Addis Ababa; the case of Arada sub-city in Basha Wolde Chilot.”

Truly speaking of urban renewal program is an important means to change the image of such larger city like Addis Ababa. GRIGG (2004) explained however, that the complex nature of inner city renewal is a challenge everywhere. Understandably, most of the people are extremely poor and lived in non-planned areas: physically deteriorated and densely populated. Consequently the inner part of Addis Ababa is target of renewal project Feleke (2004).

An event will present the experience of projects aimed at incorporating the informal city like slum, house of stilts, irregular and illegal occupations into what is recognized as the formal city. It is centered on the improving of population access to better condition of life, public policy

and civic services (UN.Habitat 2009). In fact the inner-city revitalization is a current and growing concern in developing nations in general and in Ethiopia in particular. This event will look at action implementing in historical inner-city to protect and enhance heritage, developing tourism activities and/or attractive to new residents a way that guarantees to all citizens (especially the poorest) will benefits from these development. In the social and functional cohesion as well as sustainable and equitable developments are some of the principles of historical inner-city revitalization projects.

In fact, urban areas are the engines of growth and development because of the existence in the amount of gross domestic product (GDP) in various nations that are derived from urban areas. Even urban environment have many significant problems. There are a lot of problems to face the environment and the people as a whole. Many countries have introduced different plans to control the increase of population in the major cities. This excessive size of population growth leads to high traffic congestion with too many people per limited geographic areas. This is one of the reasons for inefficiency in mobility of people. At the inner-city with the increase of the population size which occurs; there is a lack of urban services like inadequate sanitation, infrastructure services, health care and others.

The emergence of slums and squatter settlement areas in which they target to the poor community dwellers and not well integrated in economic and social aspects and the developmental works. The squatters are new settlements which are established illegally and basically formed as a result of inaccessibility for legal land. The urban renewal projects have visible importance in eliminating unemployment rate in the city. Many large cities especially in the least developing countries the level of unemployment rate is dominantly inhabited by young people. There is also a problem that emphasis on urban stagnation and no-growth because of the decline on the output of industries in the city and the lack of opportunities for investments.

In this regard cities with good participation for investment, with good guidelines of urban projects do usually grow a better urban environment. For the development of urban renewal project and the institutional arrangement for land-use, it should examine in a historical context path dependency of city shape.

There are also grievances and compliance on the amount of compensation paid for the displaced communities. Thus, addressing these grievances of the displaced communities and satisfying of their needs is really a challenging one. To this end the researcher has a keen interest to contribute his part for the sustainability of the projects by exploring the difficulties of inner city renewal.

Picture 1.1 Case Study of Basha Wolde Chilot



(Source: adopted from AKLDP, 2010)

I would be interested in the improvement of the resettled population; it should however, be stressed that the resettled dwellers must have similar environment before their removal. For instance, their cultural life since they lived as a sharing community: borrowing of money, flour, coffee and so on from each others. In addition to typically everyday life of Ethiopian's like communal activities Ekub, Idir, Mahiber etc. moreover, when in the time of sickness and death apply the people sitting and organizing to each other is to ceremonial tent remembered.

Figure 1.1: the Action Areas of the Urban Renewal Project



(Source; adopted from AKLDP, 2010)

1. 3. Objectives of the study

The main objective of this study is to evaluate the existing situation of the renewal plan of Addis Ababa and its impact on the lives of the poor. Moreover, on the development of the city itself, and to suggest alternative solutions for the sustainable renewal plan of the city. The study aims to achieve the following specific objectives:

- 1) To understand the challenges and prospects with regard to the renewal process.
- 2) To identify the possible benefits of the renewal program for the dwellers, unemployment problem and the city at large.
- 3) To identify the contributions of the project for a better land management and development activities.

- 4) To assess the impacts of inner city renewal and relocation of the targeted low-income groups.
- 5) To recommend possible solutions for the sustainability of the project.

1.4. Research Questions

In regards to the existing case of the renewal program of the Addis Ababa city particularly in the case of Arada sub-city, the researcher tried to address the following questions:-

1. What are the major challenges and prospects and problems of the urban renewal project that hinder for the action plan of Addis Ababa from realization?
2. What are the contributions of the renewal project for the city, for dwellers, and for unemployment problem?
3. How did the renewal project contribute for a better land management, development activities and implementation strategies that exist?
4. What are the impacts of inner city renewal to the low income groups?
5. What would be the possible solutions and recommendations for the sustainability of the project?

1.5. Significance of the Study

This thesis would help to understand the dynamics of urban renewal in a settlement area which is highly deteriorated and to analyze the challenges and prospects of the plan. The city is expanding rapidly, the change of the scale in population and the spatial size is alarming. Hence, providing infrastructures and other services have become difficult for the city. The city government devices a strategy that balances horizontal expansion and inner city densification.

The study also has an academic importance for the researcher in grasping knowledge and academic issues. It also provided important information for the concerned body to know more about the problems and challenges of the renewal program of the city in Ethiopia. Therefore, this thesis tries to look at some of the factors that need to be given emphasis on the process. In so doing, the researcher, it is hope that the planning and implementation of the urban renewal

project is going to be affected in Addis Ababa or throughout the country would proceed smoothly.

1.6. Scope of the Study

In a multi pronged and complex subject and with little local based research materials setting the limited of the research is challenging. It is, however, necessary to define a boundary of the study in order to cope with the effectiveness and efficiency in terms of limited time and financial constraints. Therefore due to such factors and others the researcher focused on Arada sub-city. Because of some reasons the scope of the study is even limited by selected project areas and Woreda in the sub-city which is particularly administered by the government.

1.7. Limitation of the Study

As the renewal plan is newly implemented, the lack of adequately compiled reports and books brought some limitations on the study. Due to the fact that the issue is related with one of the scarce resource (land), obtaining real and genuine information for my questions was one of the most challenging tasks. In addition, because of the shortages of time to gather all reliable information from different sources, the process of obtaining data was not smooth.

1.8. Organization of the Paper

The thesis is organized into five chapters: chapter one, incorporated introduction, background of the study, statement of the problem, objectives of the study, scope of the study, methodology of the study, limitation of the study and organization of the study. Chapter two contains review of related literature, chapter three deals with research methodology and historical background of the study area. The fourth chapter four deals with presentation and data analysis and chapter five discuss on the conclusions and recommendations based on the result of the findings.

CHAPTER TWO

REVIEW OF RELATED LITERATURE

2.1. Overview of Urbanization

Urbanization is one of the most significant process affecting human societies in the twenty first century. The process of urbanization and its impacts are being felt especially strong in the Third World countries which are experiencing relatively very fast urban growth rates. Gyabaah (2008), explains that rapid urbanization caused by natural population increase and rural- urban migration led to the growth of large cities. Subsequently, the growth of towns and cities gave rise to serious problems like the shortage of living space for the growing populations and became a challenge for improving of the existing urban environment.

Recently, among other urban problems formation of slums and the proliferation of squatter settlements had become a global challenge where poor countries are affected seriously. In most of these countries the problems are the result of inappropriate policies and planning regulations: poor governance and strong rural- urban migration (Brian, 1995: 18).

Cognizant of the alarming human threat, the United Nation (UN) has set a target to achieve significant improvement in the lives of at least 100 million slum dwellers and deter the formation of new slums by 2020 (the7th goal of UN MDG). Global experience has shown that although, urban renewal and upgrading programs have been faced with many obstacles, they are found to be effective to alleviate the problem of slum settlements and to improve the livelihood of their residents (URM, 2005:6). Even though, third world government's attention to urban development is a recent phenomenon and its scope is limited, our country, Ethiopia has taken urban renewal and upgrading programs the aim is to reverse the trend of slum formations and to add the ongoing global efforts of realizing the Millennium Development Goal (MDG) targets (ibid).

In this regard, the integrated housing development program will contribute directly to achievement of millennium development goals.

- ❖ Eradicate extreme poverty and hunger since half by 2015, the proportion of people whose income is less than one dollar a day.
- ❖ Eradicate extreme poverty and hunger since half by 2015, the proportion of people who suffer from hunger.

- ❖ Promote gender equality and empower women that eliminate gender disparity-indicators, share women in wage employment in the non –agricultural sectors.
- ❖ Ensure environmental sustainability since half 2015 the proportion of people without sustainable access to safe drink water and basic sanitations.
- ❖ Ensure environmental sustainability since halve 2015 to achieved a significant improvement in the lives of slum dwellers.

According to this, development is the process of improving the quality of all human lives. This raises people living levels that is in their incomes and consumption level. It is important aspect in creating conditions conducive to the growth of people’s self-esteem and instructions. It is also increasing people’s freedom to choose by extending the range of their choice variables by increasing varieties of consumer goods and services

2.2. Concept and Definition of Urban Renewal

Urban development through urban renewal is part of the urbanization process; this renewal process is carried out either by individual initiative or mass clearance. However, the renewal brought by mass clearance is not natural.

Urban renewal is controversial, as it often implies the use of eminent domain law to enforce reclaiming private property for civic projects while envisioned as a way to redevelop residential slums and blighted commercial areas. "renewal" often resulted in the creation of urban sprawl—vast areas being demolished and replaced by freeways and expressways, housing projects and vacant lots some of which remained vacant ([http:// en.wikipedia. org/wiki/ Urban_ renewal](http://en.wikipedia.org/wiki/Urban_renewal)).

In this situation, the specified of the study area is stressed by demolishing ways of urban renewal that concerned to develop the physical status of the surrounding. While renewal projects did revitalize many cities, it was often at a high cost to existing communities. So in many cases it resulted in the destruction of the mobilized of the neighborhoods. Urban renewal in its original form has been called a failure by many urban planners and civic leaders, and has since been reformulated with a focus on renewal of existing communities. However, many advanced cities link the revitalization of the central business district (CBD) and gentrification of residential neighborhoods to earlier urban renewal programs. Over time, urban renewal evolved into a policy based less on destruction and more on renovation and investment, and today it is an

integral part of many local governments, often combined with small and large business initiatives¹.

In real situation, when this incorporate with third world nations is more reflect to the emergency of small and medium scale business enterprises and with relatively the change of city image. While in case of Ethiopia the local communities to be escape from slum squatter surroundings and to be get permanent residential areas.

Urban renewal or replacement of building by other structures occurs only when there is strong demand for space, and when the existing building becomes obsolete (Hallet, 1979). More expensive repairs become necessary as the material weathered or decayed. Over time buildings tend to become increasingly unsuited for demand placed upon them by the market, thus influencing achievable rent as they age.

In order for renewal project to be profitable the value Mass clearance does not indicate individual need for renewal, rather incremental approaches for renewal is the good indicator. Without disturbing the economy, social setting and even without recognizing the change the area could be renewed. Of cleared site for the new development must exceed the value of the site and building in existing land (Balchin, et al, 2000).

In 1949 when urban renewal started in the U.S.A the goals were: eliminating sub standard housing, revitalize city economics, construct good housing and reduce de facto segregation (Levey, 2000).

Urban renewal is an improvement that includes a wide range of action such as: modernization repair and maintenance of building stock and infrastructure, in addition it includes the improvement of the urban environment, the upgrading of social and commercial services and related facilities, and preservation of architectural and cultural heritages.

The urban renewal encompasses with different issues, physical, social and economic as well that includes, preservation of historic heritages are also part of the renewal task (Ashenafi, 2001). Robert et al (2000) has also similar definition on urban renewal that states urban renewal is a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been the subject to change.

¹ Ibid

According to Heyaw (2005), renewal is an act of demolishing old buildings and replacing them by new ones. The term 'urban renewal' has three different meanings

1. Renewal-the demolition, clearance and construction of a whole area
2. Rehabilitation –bringing buildings of poor conditions up- to the prescribed standard and
3. Conservation-involving partial clearance and appropriate rehabilitation in order to physically enhance an area (Richardson, 1971 as cited in Balchin et al, 2000).

Urban renewal is a government sanctioned program designed to help communities improve and redevelop areas that are physically deteriorated, unsafe, or poorly planned. The Portland Development Commission (PDC) uses urban renewal as a tool to help specific areas of the city realize capital projects – parks, streetscape improvements, community centers, and the like – that would not happen on their own. Urban renewal is often part of the gentrification process.

Furthermore, the process where an urban neighborhood or area is improved and rehabilitated. The renewal process can include demolishing old or run-down buildings, constructing new, up-to-date housing, or adding in features like a theater or stadium. Urban renewal is usually undergone for the purposes of persuading wealthier individuals to come live and in that area. Urban renewal is often part of the gentrification process.

<http://www.businessdictionary.com/definition/urban-renewal.html#ixzz1lofKNU7v>

2.3. Types of Renewal Projects

Different urban renewal methods are used for renewing inner city. The different approaches of urban renewal are as follows:

i. Site clearance (Paul N Balchine et al,cited in Tamrat E, 2006),

This is a complete replacement of existing urban fabrics, and this could be done either by public sector or private sector. There are different tasks carried out in this type of renewal approach-clearing the site, resettling the targeted population and servicing the land and marketing the land. The socio- economic impact of this approach is very high. The Sapang Palay relocation site in Manila provides an example- when some 90,000 people were evicted from central manila in the late 1963 and early 1964, about 30 000 of them were registered for relocation in Sapang Palay some 37 kilometers away from Manila. The site proved so poorly suited to the need of those evicted (Hardoy, J. &Satterthwaite, D, 1989 in Tamrat E , 2006). The capital value of the cleared

site in its alternative use must exceed the capital value of the existing buildings and site in its existing value (Paul N Balchine et al, 2000).

ii. Rehabilitation,

(As Boot-strap strategy in cite 1985, Tamrat E. 2006) stated that the rehabilitation is often confined to housing. It doesn't involve the displacement of occupants. In economic terms it is less costly than the total replacement. By nature, the moment a building is constructed; it will fit perfectly for the intended function. After certain time due to different needs the building has to be maintained to cater to the original function or new function- it is at this stage that rehabilitation comes in(Paul N Balchine et al.2000), explaining about rehabilitation; it involves improvement of existing building either in the same or for more intensive uses. He further discusses that "rehabilitation may simply involve the reversal of neglect and decay, enabling the building continues to provide an acceptable level of services."

iii. Guiding urban growth through investment (gentrification)

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

2.4. Opportunities of Urbanization

Urbanization has immense opportunities, by the year 2000 about 47 percent of the world population lives in urban centers; this means the urban population creates different job opportunities. Competition and division of labor increase the quality of jobs and income, per capital income increases in a very fast rate within this half century (Hall P etal.2000). The other opportunity of urbanization is its achievement in transport revolutions: from private car up to mass transit, from ordinary cable telecommunications up to internet are possible due to urbanization.

2.5. Pattern of Urban Growth in the World

Presently, our world is rapidly becoming urban. Until the second half of the 19th Century, people living in cities accounted for only less than 10 percent of the global population. Later by the 1950, around 30 percent of the total population lived in the urban areas. In 2000, the number further rose to 47 percent and by 2007 half of the world population became urban dwellers. Similarly, from the year 2007 onwards, the number of global population surpasses that of the global rural population (UN-HABITAT, 2003:9). Furthermore, the proportion of people living in urban areas globally will be more than 60 percent (Montgomery, et al, 2003:71).

Urbanization has become a phenomenon happening throughout the world since 1950's. Nevertheless, significant variations in the pattern of human settlements have been witnessed in most cities of the developing countries. This is mainly attributed to the accelerated rate of urban growth occurring in these areas².

2.6. Origin and Development of Slums

The origin of slums is traced back to the mid 18th century industrial revolution and its technological advancements. However it is obviously true that cities and towns are in continuous changes. Thus, just like living entities, urban centers grow, get older and transformed. In some cases they may be phase out. Some of the forces behind such changes are: operation of economic, social and political systems; technological progress and demographic pressure (Benevelo, 1980). While cities and towns undergo in such constant changes, new urban functions that generate demands for new facilities emerged. When the emerging urban functions progressively became dominant, the relative importance of former functions decline and consequently facilities and urban setups associated with the declining functions became obsolete (UURM, 2005: 21, cited in Roberts).

Here it seems important to note that such urban change led not only to physical obsolescence but also to economic and social degenerations.

In most cases, urban degeneration is a common phenomenon particularly in the central parts of cities and towns. Inner city areas are zones of residential or mixed development areas

² Ibid

manifested by decay and shanty areas and backward socio- economic life accompanied by out migration of well to do families and firms (UURM, 2005: 21-23, cited in Verma).

According to UNCHS (1984), although the factors that led to the changing of cities vary from country to country, socio- economic and demographic factors were recognized since the 20th Century. The socio- economic factors are relevant for the urban changes that occurred in the developed nations while the socio- demographic factors are more prevalent in the developing countries.

In the developed world, the rapid expansion of improved transport and communication services coupled with the growing concern of people for quality of life led many cities in the process of suburbanization that occurred through a massive exodus of affluent families and modern economic activities from city centers to peripheries. In developing countries demographic pressures resulted from high rate of natural growth and massive rural –urban migration corresponding with shortage of resources for improving of the existing physical structures resulted in deep rooted urban decay (UURM, 2005:23 cited from Berg).

In general urban degeneration has been manifested into two major forms i.e. in disregard of inner city areas (occurred in western countries) and in the form of extensive dilapidation and over crowdedness of inner city centers (occurred in developing nations). In both cases older part of cities suffer from physical dilapidation; environmental degeneration, absence of basic social infrastructure and economic opportunities and low level of reinvestment. All of these led to a wide spread process of slumization (FUPI, 2005). With a focus on the physical and legal aspects, the UN-HABITAT categorized slums into five spatial models based on: 1) Origin and age 2) Location and boundaries, 3) Size and scale, 4) Legality and vulnerability, and 5) Development stages.

Table 2.1: Categories of spatial types of slums

1	Origin and age	<p>Historic city centers slums. Original settlement, often separated from the more modern by its old defensive wall, a moat etc.</p> <p>Slum estates. deteriorated government built mass public housing</p> <p>Employer built tied housing for workers</p> <p>Consolidating informal settlements. Settlement built on informally subdivided and sold land, gaining recognition and acceptance overtime recent slums. Similar to the consolidated informal settlements but are newer and unconsolidated</p>
2	Location <i>and</i> boundaries	Central; Scattered slum islands; and Peripheral
3	Size and scale	<p>Large slum settlements; Medium-size slum estates</p> <p>and Small slums</p>
4	Legality <i>and</i> vulnerability	Illegal; and Informal
5	Development stages	<p>Communities/individuals lacking incentive for improvements</p> <p>Slums with ongoing individual- and community-led development</p> <p>Intervention-led improved slums Upgraded slums</p>

Source: Adapted from UN-HABITAT (2003:85)

Despite the fact that although slums are believed to be centers of problems and challenges, they are also places of opportunities. Many slums, unlike the popular imagination, they are in fact originators of culture, “providers of livelihoods, social networks and a tolerable standard of living” (UN-HABITAT, 2003: 70).

The UN-HABITAT also made an important observation that “poverty is the context within which slums are necessary and in the absence of which they might be replaced by better

housing” indicating that the challenge of slums and their improvement is closely linked with the eradication of poverty³.

2.7. Magnitude of Slums

It is widely documented in many urban literatures that the current urbanization is shown by proliferation of slum neighborhoods in cities of developing world. In 2001 the magnitude of slum dwellers in the world was estimated to be 991 million and 78.2 percent of the urban population of the least developed countries was slum dwellers. At regional level, African cities have highest proportion of urban residents who live in slum areas which account about 72 percent as compared with Asians and Latin Americans that account 38 percent and 28 percent respectively. The above Table has shown worse situation at the level of individual countries and cities. A number of countries now have more than 90 percent of their urban populations living in slums (UN – HABITAT, 2003:11).

2.8. Major Characteristics of Slums and Inner-City Decay

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-HABITAT, 2003a). An area regarded as slum in one culture may be considered as a place providing adequate shelter and acceptable living conditions in another country (Sitchiping, 2008). For instance in some countries mainly in developing counties, slum settlement may predominantly consists of housing units with poor structures, having walls made up 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 pure drinking water and any kind of toilet facility.

In contrast, in cities of developed countries a dwelling unit and even an apartment made of relatively of permanent structures and having access to some urban services and facilities might equally be categorized as slums when compared to the standard housing equipped with the five categories of the adequate access to all services. Due to the prevailing differences in the parameters used for defining slums in different cultures, it is advisable to take a common and

³ Ibid:p70

universally agreed upon definition. In line with the operational definition of slums by the UN experts some of the typical characteristics are discussed below.

2.8.1. Inadequate Access to Safe Water

Water is one of the very essential and indispensable elements 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 water, slum is defined by UN experts as a “settlement less than 50 percent of the households have an improved water supply” (UN-HABITA; 2003:12). Similarly a house hold is considered as slum household if she/he has no sustainable access to safe water supply for drinking. In addition the improved water provided should be in sufficient quantity at least 20 liters/person in a day and available at an affordable price to the house hold i.e. taking no more than 10 percent of the household income.

Moreover, the household member fetching the required quantity of water from a pure water source shall not be consumed much time (Marris, 1981:87).

2.8.2. Inadequate Access to Improved Sanitation

The second features characterizing slum area is the lack of access to improved sanitation. Such deficiency within a living area will cause adverse effects on the health of the residents and the surrounding environment. Especially disease like diarrhea and cholera emanates from the absence of proper sanitation (UN-HABITAT, 2004). Likewise; a given settlement is defined as slum if less than half of the households living in the area have no access to improved sanitation. The facilities that are assumed to provide improved sanitations, according to the UN consist of public sewer, septic tank, flush latrine and ventilated pit latrine(UN-HABITAT2003:12).

2.8.3. Overcrowding

Overcrowding is one of the major characteristics differentiating slum from other type of settlements. In most slum areas, the housing units mostly consist of houses with limited number of rooms but they accommodate large number of residents. As it is explained in the previous sections, the maximum number of people that can share a room is 2.4 people per room (UN standard). If it is beyond this benchmark, the houses are said to be overcrowded and unable to provide sufficient living space for its residents (UN- HABITAT, 2004:11).

2.8.4. Poor Structural Quality of Housing

The other characteristics and physical manifestation of a slum is the prevalence of poor structural quality of housing units. For dwelling unit to be said poor in this character, durability of building materials for the construction of the wall, roof and floor; and the location of the house could be considered. Thus, 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 extremes of climatic condition such as rain, heat, and humidity”.

2.8.5. Insecure Tenure

This characteristic is related to with the legal aspects of the settlement of slum areas. Due to the absence of ownership evidences slum dwellers are insecure and unprotected from any illegal or forced evictions. As a result, slum households usually live under constant fear of eviction. However, all kinds of evictions cannot be associated with insecurity of tenure. If the eviction is carried out after formal discussion with evictees and an agreement is reached for provision of proper compensation, it cannot be considered as unlawful eviction. Nevertheless, in many developing countries slum dwellers do not feel secured for their tenure; rather they live under constant fear of being illegally evicted from their place of living at any time (Brian, 1995: 19).

2.9. Urbanization and its Trend in Ethiopia

According to Damte (1993), the development of cities in Ethiopia has not followed similar patterns with the process of urbanization in other African countries. That means urbanization in Ethiopia is a unique phenomenon as Ethiopia has a long history of independence and isolation from the rest of the world. However historical evidences show that the origin of urban centers traces back to the Aksumite Kingdom (about 1000 BC). Following Aksum, Gondar, Lalibela and a number of other towns emerged. This urban history of Ethiopia was marked by discontinuity because of the absence of fixed urban centers resulting from the “political-nomadism” that prevailed until Addis Ababa was built as the permanent seat of King Menilik II at the end of the 19th Century (Akalu, 1967:35-40).

As opposed to the above paragraph and in the modern sense, urbanization in Ethiopia is a recent phenomenon. Like most developing countries; Ethiopia has a low level of urbanization (Tegene,

2005: 65). The level of urbanization is lower than that of most African countries. For instance, in 2000, according to the UN-HABITAT, the average level of urbanization for Africa was about 38 percent while that of Ethiopia was about 18 percent. In 1984 there were 312 urban centers with a population of more than 2000, by 1994 this number has increased to 534 and recently there are 925 urban centers showing a rapid change of population distribution in the country. The reason for the increasing rate of urbanization is migration. In some urban centers the proportion of migrant population is 50 percent and in other areas due to birth rate. The following Table shows some of these cities and the percentage of migrant population Ethiopia (Marine, 1976).

Table 2.2: Percentage of migrant population in the major cities or towns of Ethiopia

Name of the cities or towns	Percentage of migrant population
Addis Ababa	49
Dire Dawa	47
Dessie	45
Gonder	46
Debrezeit	44.8
Debre Birhan	42

(Source: central statistical authority (CSA, 1994))

2.10. Slum and its Origin in Ethiopia

Urbanization in Ethiopia has a long history (that goes far back to the first century), the level of urbanization and urban development in the country still remain very low. Most urban centers in Ethiopia had spontaneously evolved as centers of market, government seats and military camps. For instance; Addis Abba has emerged first as a garrison city and then expanded to its current size by addition and accretion without major planning intervention. The consistent rural urban migration of people without proportionate expansion of economic and social

opportunities such as housing and basic infrastructure services in recipient urban centers resulted in proliferation of slums in urban Ethiopia mainly in Addis Ababa (Marris, 1981).

The proliferation of slums and squatter settlements in Ethiopia is also the cumulative effect of the wrong policies and strategies followed by successive governments. In the pre 1974 revolution, the major part of urban land in Ethiopia were owned by few elites and the feudal (imperial) regime. As result, majority of the urban citizens were excluded from access to land. Especially during the last years of the previous revolution Dergue regime (1974-1991) when resources were directed under the banners of “everything to the war front”, government attention to urban services was very minimal (ibid). The cumulative effects of this negligence resulted overcrowding and creation of slum areas (Arham, 2005:34).

2.11. Magnitude of slums in Ethiopia

Both international and local researches indicate that the magnitude of slums in Ethiopia is one of the highest in the world. For instance, a study conducted to implement the Millennium Development Goals (MDG) has found that more than 80 percent of the city’s population is living in slums which are characterized by overcrowded neighborhoods with no or little basic infrastructure and municipal services, worn out physical structures, under unhygienic conditions lacking safe drinking water and sewage, sprawling informal settlements in disaster prone areas, illegal land occupation and absence of tenure security, high rate of HIV/AIDS, high rate of unemployment and informal economy being vulnerable to all kinds of risks(AAMPRO,2001) .

Paper presented at world urban forum in September B (2004), indicates that the slum population of Ethiopia is 99.4 percent. The revised Addis Ababa City Development plan and Millennium Development Goal Needs Assessment asserted that 80 percent of the housing in Addis Ababa is slum). The situation in other urban center is not different from what is observed in the capital (Solomon, et.al.2004). The Table bellow clearly shows the level or the magnitude of slums in Ethiopia.

Table 2.3: Urban Level, Characteristics and Condition of Houses (1994)

		Characteristics and conditions of houses								
Urban level category	City/town	Number/housing units	no kitchen (percent)	no toilet (percent)	no water (percent)	Keble owned (percent)	Persons per room	Mud floor (percent)	Mud wall (percent)	thatched roof (percent)
1 st Level	Axum	6,714	34	60	22	3	2.6	76	16	9
	Asosa	3,660	35	19	39	9	2	34	92	89
2 nd Level	Dilla	5,745	36	22	16	29	2.4	36	91	14
3 rd Level	Adama	25,016	24	25	1	29	2.2	50	83	5
	Dessie	17,430	25	40	2	36	1.9	71	91	5
	Harar	17,445	23.8	28.7	0.9	39.8	2.86	54	66.5	16.2
Special	Addis Ababa	380,300	26	25	11.5	40	2.1	52	83	1.3

Source: Central Statistical Authority (CSA) Census Report, 1994, Addis Ababa.

Addis Ababa: The capital city has more than 380,300 housing units that are below the standard. They are built from non durable materials. As shown in the above Table, 52 percent of the total housing units have mud floors, 83 percent have mud walls and 1.3 percent has thatched roofs. The over crowdedness (2.1 persons per room) exceeds the UN. HABITAT standard, 2004 (2 people per room). Furthermore, 26 percent of the housing units do not have separate cooking areas, 25 percent are without toilet facilities and 11.5 percent have no access to portable water. More than 40 percent of

the housing units are owned by Kebeles. These houses have received little maintenance for the last three decades (CSA, 1994).

Prime urban center: Axum and Asosa are taken to represent urban centers whose population is less than 50,000. In this category 34.5 percent of the housing units have not kitchen and 39.5 percent do not have toilet facilities. Housing units without access to portable water show the highest percentage which is 30.5 percent. When we see the housing conditions 92 percent have mud walls, 55 percent have mud floors and 89 percent have thatched roofs.

Secondary urban center: Dilla is taken as a sample town for this category. In this category, 36 percent of the housing units do not have kitchen, 22 percents have no toilets, and 16 percent have no access to portable water. Of the total housing stocks, 29 percent is owned by Keble and the number of people living per room is 2.4 which are bigger than the international standard. Regarding to the housing conditions 91 percent have mud wall, 36 percent have floor made from mud and 14 percent have hatched roofs.

Tertiary urban centers: Adama, Dessie, and Harar are examples from this category. As we seen from the above Table, the level of slum is very high in this level of urban centers. For instance, the average number of person per room is 2.32, which is higher than the world standard (ibid).

2.12. Challenges of Urbanization toward Urban Renewal

Urbanization is an irreversible phenomenon, the problems created by rapid Urbanization is threatening to the proper functioning of urban centers. The rapid Growth of urban population has obvious implications for the infrastructure and service needs of cities. Furthermore, the failure to expand water supplies, sanitation system, housing provision and transportation to match the growth of population would have obvious problems (Devas.1993). The challenges are severe in developing countries, where 40 percent of the urban population does not have access to proper sanitation and in some parts, in the case of Asia 50 percent (Devas, 1993).

In the burgeoning cities of developing world the real challenges lies that is a paradox that people are still coming into those cities in the hope of bright future, but in many cases these expectations are not true. Urban growth brought a sharp rise in urban poverty (Hall P etal.2000); in Latin America there is a highest level of urbanization in developing world has brought lots of

problems: one of the three households is run by a single parents, homicide rate is highest in the world, and street children are more prevalent than anywhere else and alcoholism, drug abuse are part of everyday life (Hall P etal.2000).

Rapid urbanization also brought intensive demand for housing; often the urban centers of developing countries could not provide such demands for housing.

Informal settlements are the result of this unmet demand. These people occupies the worst piece of land, the land no one ever contemplated to develop (Hall P etal.2000).

In terms of traffic congestion, rapid urbanization has significant contribution. As the city expands the movement from one place to another will be unthinkable without motorized transport.

As Ashenafi (2001:35) clearly stated that urbanization of developing countries is a different process, it is not backed by industrialization. He argued that urban growth in developing countries is progressing at a rapid rate so that many of the traditional tools and methods of urban planning and associated settlement, development policies have proved ineffective in coping with the scale of the problem.

This is partly because of the limited capacity of authority and institutions to enforce regulatory systems of development control to implement plans and program in terms of “technical skill, management capacity, political will, absence of legal system problems of corruption, institutional inefficiency and inter agency conflict.”

This does not mean that developed countries are not affected by rapid urbanization; it might not be reflected in physical terms so much like in developing countries, however, there are social malaises similar to developing countries.

There are some unique cases which also affected the developed countries because of rapid rate of urbanization. Some of these are: household size diminishes significantly, for example in England household size has more than halved in a century, from nearly five people per family in 1900 to just over two today.

Single person whose household made up one –seventh of the total in 1961 and almost one third of today, this family shrinkage of the family has many causes: more elderly people are surviving but they live separately from their children (Richard Rogers and Anne power, 2000).

2.13. Classification of slums in Ethiopia

In the Ethiopian context, slums can be classified into three major categories; these are:

1. Central urban decay slums
2. Squatter settlement slums and
- 3 Lactic bet slums

a). Central urban decay slums: These are slum areas in the inner city created due to the deterioration of the physical, social and economic amenities as a result of old age. The physical or environmental feature of this type of slums is characterized by dilapidated structures and overcrowdedness; insufficient, deteriorating and over burdened infrastructure services that cannot meet existing demand; inadequate social and economic services. They are dominated by Keble housing and occupied by tenants with some tenure rights. It can be reasonably estimated that the number of Keble houses in the inner city is above 70 percent of the total Keble house in the city. This shows that the inner city contains a high concentration of Keble houses (UURM, 2005). The following picture clearly shows that the inner parts of Addis Ababa is really overcrowded and decayed.

Picture 2.1: Inner city slums and decays in Addis Ababa



(Picture of Arat Kilo Area Adopted From AKLDP, 2010)

b). Squatter settlement slums: these are slum areas located on the peripheries created by unplanned informal settlements. They have little or no infrastructure with uncertain or no tenure rights.

c). Lactic bet slums: they are created by informal settlements in the inner city occupying public open spaces and constructing shelters made of temporary materials such as discarded plastics and courage iron sheets(UURM, 2005: 32).

2.14. Ethiopian Incumbent Government Response to Problems of Slums

Development interventions undertaken towards addressing problems of slum areas took different shapes. Some of the popular forms are: urban renewal, urban regeneration and/or/revitalization and urban upgrading (Mathews, 2005:20). Among these the concepts of urban renewal and urban upgrading are going to be discussed below.

2.14.1. Urban Renewal as a Response to Slum Areas

According to John (1996), urban renewal is the process of 'demolishing and reconstructing' central urban slums for economic and urban images and thereby creating better environments. He also stated that there is strong correlation between urban poverty and slum settlements. Obviously, it is poor families who are forced to settle on hazardous and risky terrains (steep hillsides, river banks and flood prone areas) (Brian, 1995:412)

As a response for these slum areas and as a development intervention, urban renewal was already started in the developed countries. In the form of urban renewal three distinct generations are identified. These are the era of bulldozer (in the 1930s which took place in Britain and in 1940s in USA), the era of neighborhood rehabilitation (in1960s) and the era of urban revitalization (since 1970s ((Martin, 1983:51).

Development experts, politicians and the international community. At large however, have strongly criticized urban renewals for their huge social and economic costs. These schemes were found as anti-poor designed mainly to chase out the urban poor from inner city areas. As the negative consequences of the bulldozing approach became more and more politicized, planners and policy makers retreated and started to look for approaches and strategies which perceive urban renewal as a process of integrated changes in spatial, economic, and social dimensions of slum areas. It is through this process that the second and third generations of urban renewals evolved (UURM, 2005:24).

As Brian (2001) mentioned urban renewal can have many positive effects such as: replenished housing stock might be an improvement in quality; it may increase density and reduce sprawl; it might have economic benefits and improve the global economic competitiveness of a city's center. It may, in some instances, improve cultural and social amenity, and it may also improve opportunities for safety and surveillance.

2.14.2. Urban Upgrading as a Response to Urban Renewal

Urban upgrading is a means of intervention in the impoverished (illegal/irregular) by introduction of economic, social, physical services, and infrastructures and the implementation of the housing physical conditions thereby creating better environment (Martin, 1983:52).

Upgrading schemes are usually designed for areas of the city which are already built up, such as edges of central or commercial areas. The objectives of urban upgrading are to transform central slum areas which are convenient for employment opportunities and popular with their occupiers. Rather than total clearance in this case emphasis is given towards the installation of infrastructure, such as water and sewers, possibly to rearrange of at least some parts of the layout. Furthermore, the extension of whichever social services may also be available, legislation of tenure, and sometimes the provision of financial and building assistance could be used to improve houses and business premises (Brian, 1995:409).

Martin (1983) identified upgrading as having four advantages:

1. It preserves existing economic system and opportunities for the urban dwellers.
2. It preserves the low- cost housing stock already in existence at its present location.
3. It preserves the community structure, and safeguards the already existing family and community groups.
4. The alternative resettlement is socially disruptive, usually occurs at less favorable location, involves high community costs, and reduces access to informal employment.

2.15. Relevant Case Experiences

Urban decline and the subsequent actions for improvement are nevertheless not limited to cities of developed countries. Actions for slum improvement have been among the key development agenda in cities of developing countries too. In this regard assessment of experiences of Asian and African cities can provide good lessons (UN-HABITAT, 2004:24).

Case Studies in some experiences of developing countries

Slum Improvement in Asian Cities:

In India cities have three components: conservation ,rehabilitation and development. A wholesale slum clearance is not considered as a solution for urban problems prevailing in Indian cities; rather, a combination of different interventions including slum improvement, preservation

of existing stocks through public maintenance and selective slum clearance are pursued to address problems associated with urban dilapidation (UURM, 2005). Indeed, implementation of such schemes was not done without an adverse effect to the urban poor. For instance in Delhi, as part of the massive program of forcible resettlement undertaken in the mid-1970s which affected the bulk of the residents of squatter settlements, low-income families from the old city were also moved to newly developed sites several miles from the center. Consequently, families who suffered from loss of income owing to disruption of their employment opportunities later returned back to the inner city (UNCHS, 1984).

Ismailia, Egypt

One of the well known experiences in upgrading slum and squatter settlement areas is Ismailia project where regularization and formalization was successful in low-income peripheral squatter settlement areas. This was achieved through effective project organization with sufficient mandate and freedom to access, to generate, manage, and deploy resources (ibid).

Johannesburg, South Africa:

In order to achieve improvement in service delivery and good governance in slum areas, important lessons could be learnt from the case of Johannesburg. This was “City Level Comprehensive Development Framework and Slum Upgrading” program that has been conducted to improve decisions of budget allocation and political process for the services delivery in slum areas (ibid).

2.16. Government Response to Problems of Slums in Ethiopia

One of the key factors that contributed to the persistence and worsening of slums in urban Ethiopia is the absence of adequate measures against the continued expansion of urban decay and mushrooming of squatter settlements. Except the limited experiences in Addis Ababa there is no urban renewal and/ or upgrading projects in other secondary city centers of the country. Though they were ineffective to change the general picture of the city, in Addis Ababa several upgrading and urban renewal interventions were undertaken at specific neighborhoods both by the government and NGOs (UURM, 2005:20).

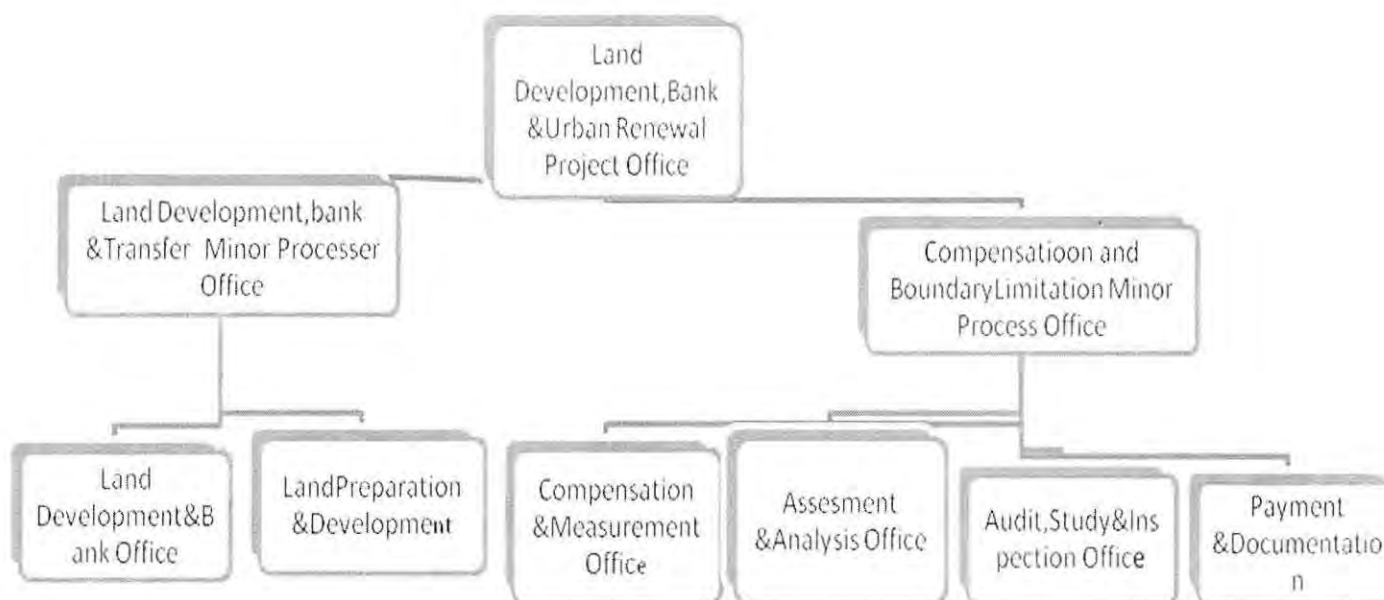
Starting from 2003, the Addis Ababa city government has put urban renewal as one of its top development agenda. The vision of the program is “to create a High Quality Urban Area that is “Integrated with the Existing Development of the Surrounding Area”. This program is also considered as one of the key development strategies towards addressing urban poverty and improving physical image of the city Addis Ababa city government (AACG, 2006).

There are also attempts to understand that renewal tasks are no more a mere physical issues; rather they include social and environmental objectives and are designed in an integrated and holistic development fashion. Therefore the renewal program includes environmental issue (sanitation and greenery), social services, and economic issue (employment generating activities for the micro and small scale enterprises)⁴.

The other important lesson is that urban improvement interventions in the city are preceded by detail Local Development plans (LDPs) of the area. This contributes to make the development venture sustainable and to avoid wastage of resources (AKLDP, 2010). To follow up the implementation of the projects the Ethiopian, government had established a special processing office (Land Development, Bank and Urban Renewal Project Office) both at the municipal and sub city level.

⁴ Ibid

Figure 2.1: Organizational Structure of the Urban Renewal Office



Source: Arada-Sub City Urban Renewal Office (2010/11)

For further implementation of these projects there are some identified major stake holders such as the government, the private sector, NGOs, and the local community. Among these the city government plays a leading role in mobilizing resources and coordinating different stakeholders. For instance the Project Office is responsible for coordinating different parties such as utility authorities (for the provision of electricity, water, telephone lines etc), infrastructure authorities (road, sewerage lines, public transport terminals and the like), and residential house constructions (ibid).

Private sector operators in the study area have a strong willing to develop their own area as per rules and regulations set by the LDP. They are expected to participate in the mixed use real-estate development. NGOs and the public at large are also expected to take part in the intended renewal program⁵.

Regarding with the house delivering strategies those who have an ability to pay down payments, the constructed condominium houses will be offered. For those who can't afford cost

⁵ Ibid

of condominium government and non-governmental bodies will help residents to pay the down payments and the ensuing rental charges. For the private households plots will be given in the nearby areas (AKLDP, 2010).

According to the city development plan of 2010, some of the "major implementation tasks" are:

- ◆ Creation of awareness to the community
- ◆ Relocation of house holds
- ◆ Site clearing and preparation
- ◆ Endowing the site with infrastructure facilities
- ◆ Construct condominium houses.
- ◆ Designing compensation strategy for the private householders

The literature is consisting of different models in relation to displacement and on the nature of urban growth when it comes to urban development projects which reviewed as follow.

2.17. Theoretical Implication of Urban Renewal

Many literatures reveal that there are different types of urban renewal, and the conceptualization of each types of urban renewal depends on the context of the urban center. Urban renewals are of two types, private sector urban renewal and public sector renewal (Ashenafi, 2001). In the same document explicitly is indicated that market forces drive the private sector urban renewal. Renewal occurs only when there is effective demand for changing existing uses for intensive uses or other different uses. When explaining public sector renewal – it is mostly concerned with areas that could not be covered by market forces such as opening of roads (Ashenafi, 2001).

In terms of spatial development approach, the classification of private and public sector renewal seems to work. It is true that always the market forces decide what type of development is in a specific area, and the decision to act is on the hands of private developers. However, always the demand would not be at micro scale, but the macro scale development could also demand. In this case amalgamation of plots may be required which is usually difficult in the case of private scale urban renewal. Hence, the need of public sector is mandatory.

In general, there is no success story of inner city renewal which is only done by either private or public sector renewal approach. Both are required in order to have successful and effective inner city renewal.

2.17.1. The Sector Model

This model used in this study looks at the differential distribution of population and housing in the urban spaces resulting from the implementation of the project. The model suggests that the gross distribution of patterns of the city results from the interplay of socio-economic forces competing over the urban land market. The sector model attempts to view the spatial configuration of socio-economic forces within the city in terms of sector rather than concentric fashion. Therefore, population distribution in the city is organized more in terms of homogenous pie-shaped sector that runs from the city core to the periphery. The expansion of these sectors is assumed to follow major transport routes.

The researcher has cross-checked the ideas suggested by the model with the overall urban development activities in general and that of urban renewal project in particular. The researcher preferred to include the general urban development activities in Addis Ababa. In addition to the urban renewal projects because, it comes across relocated household due to other projects living at moment within the same areas with renewal projects displaced people.

Modern city master plan that guides the spatial configuration of socio-economic activities within the city is a recent history often tried immediately at the beginning of 1900 century. The recent urban renewal projects will implement in the line with master plan developed in 1980s with some modification.

2.16.2 The Impoverishment Risk Reconstruction Model (IRRM)

IRRM tries to analyze how displacement due to development projects impoverishes people. According to Cernea (1995), displacement deprives the displaced in many ways unless the process is properly handled. Physical distance between relation site and the previous residences are nonetheless assumed or impoverishments. The main idea in this sense is that short distance allows the displacement to hold to their prior jobs and maintain social contact with their original neighbor. However, the relocation sites for a large group of relocatees are not available nearby the original site in most cases. This condition pushes the relocation site to the peripheries

and makes the relocatees' situation severe. The fact that transportation is either absent or transportation costs are unaffordable suddenly cut-off the relocates from their prior sources of income as well as customer base and then impoverishes the displaced unless necessary precautions are made.

According to this model, the impoverishment effect by the development projects is not limited to tangible economic losses alone. It is also manifested in social and cultural disruptions of the neighborhood ties and kinship networks. These effects entail non-quantifiable social and economic cost in the form of access to mutual help, child care arrangement etc...

There are about eight potential risks of impoverishments that Cernea W (1995) about while relocating people. The first is the risk of landlessness since development project usually removed the people from their land. The second risk is joblessness which is losing of wage employment that includes: landless labors, enterprises or services workers, artisan or small businessmen. The third is homelessness; this occurs when and where the people lose housing or shelters and when resettlement policies do not provide clear cut guidelines on the improvement in the housing condition. Homelessness also occurs when compensation for demolished shelter is paid at value of the shelter during property value assessment instead of the replacement value assessment. The fourth risk is marginalization, this risk which occurs subsequent to lose of economic power. It also happens when there a drop in the social status and downward slide of resettle's self-confidence. The five is displacement caused stress; psychological trauma and relocation related illness entail the risk of increased morbidity mortality.

The other three risks are food insecurity; lose of access to common property and finally social disarticulation (Cernea; 1997:32).

From the scholars' point of view, the researcher liked to review specially in the landlessness is differently for different group of project affect people at the study area. Land is not a private property under the current Ethiopian law. But individuals will get access to urban land use through application to the municipality requesting land tenure for dwelling rooms' construction or for profit making business. The displaced people from land obtained for private house construction did not lose similar entitlements to land. They will give equivalent land size with reasonably closer proximately to the previous site. But the poor has no capacity in the first

place to get access to land tenure system mentioned above become landless. These people will live in the rent rooms. When their rent rooms are demolished there is no a way for them to demand for equivalent land size for house construction.

CHAPTER THREE

DATA AND METHODOLOGY

3.1. Population and Sample Size

As reported by the urban renewal office of Arada Sub-City, the total numbers of resettled households were 1087 at Basha Wolde Chilot in Arat Kilo area of Addis Ababa. Out of these households 151 of them are displaced to Yeka and Bole Sub-Cities those who have the chance to select land. Around 105 of them were formerly private land owner, for those persons have an opportunity to select by their need in different Sub-Cities of the town while the 831 Households were by Kebele (government) rent housing who displaced to condominium type of housing which is located in Nifas Silk Lafto Sub-City periphery area namely the Jemo Site.

In order to have reasonable sample size of the relocated households focused on the Jemo-Site. It was decided to take 10 percent of the households which consequently, consist of 83 households and the remaining from urban renewal office of the Arada sub-city. For the purpose of filling in the questionnaires two high school teachers and two university instructors were employed.

To present the population being studied, a simple random sampling method was employed. The initial random sampling involved in the 10th of the total housing unit depending site of resettlement.

3.2. Methodology of the Study

3.2.1. Methods of Data Collection

In order to achieve the objectives of the study the researcher collected both qualitative and quantitative data. The dataset had been gathered from both primary and secondary sources. The major sources of primary data had been be the targeted residents who are affected by the renewal project and the government officials working in the urban renewal office

The researcher prepared questionnaires (both open-ended and close-ended) and they had been filled by those selected government officials and the selected urban dwellers that are targeted for the renewal project area.

The questionnaires have two sections. The first section of the questionnaire is focused also on the resettlement local communities of the respondents while the second section examined on the government officials of urban renewal office that forward their view on the challenges and prospects of the urban renewal project in the sub-city.

3.3. Types and Sources of Data

The research had been depending on both qualitative and quantitative type of data in order to answer the research questions and thereby arrive at valid and dependable conclusions. Regarding the source of data, both primary and secondary source had been used in generating valuable and relevant data.

Primary Data: being the main input for analysis in primary data is obtained through questionnaires survey. The primary source of data includes dwellers (respondents) and concerned governmental authorities through observation, questionnaires and randomly interviews

Secondary Data: for the research study, officially published reliable materials are available. The researcher refers to the publication on the renewal policy, proclamation, directives in order to understand about attitude and support of the government on the communities. In additions; magazines, report, statistical bulletins, manuals, brochures, and other promotional materials had been use for any other necessary information.

3.4. Study of Design

The data collection that involves triangulation that is combination of different methods using to supplement and check upon the others. Such data collection process is preferred in order to have reliable and full big picture of the undertakings. Beside this, cross- sectional study is better to use as a means of sampling. It is more appropriate for the research since it involves sampling of various segments of the population at point- in -time. Hence, the different data collection methods that the researcher would use in the fieldwork simultaneously are described. The techniques of sampling use in each method are also incorporated.

3.5. Sampling Techniques

The relevant sampling to the research study includes, sample survey, informant depth interview, deep interview with key informants etc.

3.6. Methods of Data Analysis

The method of data analysis used for the study is descriptive and inferred type. This data collection involves the various dimensions of public service, dwellers are organized. In doing so, the qualitative data had been analyzed based on the evidence from primary and secondary sources while in order to analyze quantitative data the researcher employed descriptive statistics such as percentages, bar graph, pie chart, average and cross tabulations and so on. Corresponding to this, the existence of problems and prospects that had been inferred from each tabular analysis.

3.7. Description of the Study Area

Historical evidences show that Arada sub-city is the oldest part of Addis Ababa and starting from its existence it has been the point of attraction for various social, economical as well as political functions. On the basis of my observation and field assessment concentration of commercial activities is witnessed along the major roads and street sides of the action area, which are mainly composed of small container-shops, small kiosks and medium scale businesses.

The commercial activities along the major roads like the road to PIAZZA, the road to SIDIST KILO, and the local street from the site to SILASSIE church are the most vibrant and well organized places in the area. In this area there are locally known specific places (such as Eri-bekentu River, Doro manekia and Dc-sefer) that are really the manifestations of crime, destitute and shanties of the city.

This sub-city covers the area of 9.54sq.k and it is sub divided into 10 kebeles (in recent woredas) (AKLDP,2010). According to Arada sub-city population office, 2007 the sub-city has a total population of 297,942. The settlement is very dense, compact and it has spontaneously developed slum areas.

Map 3.1: Map of Ethiopia and Boundary of Regional States

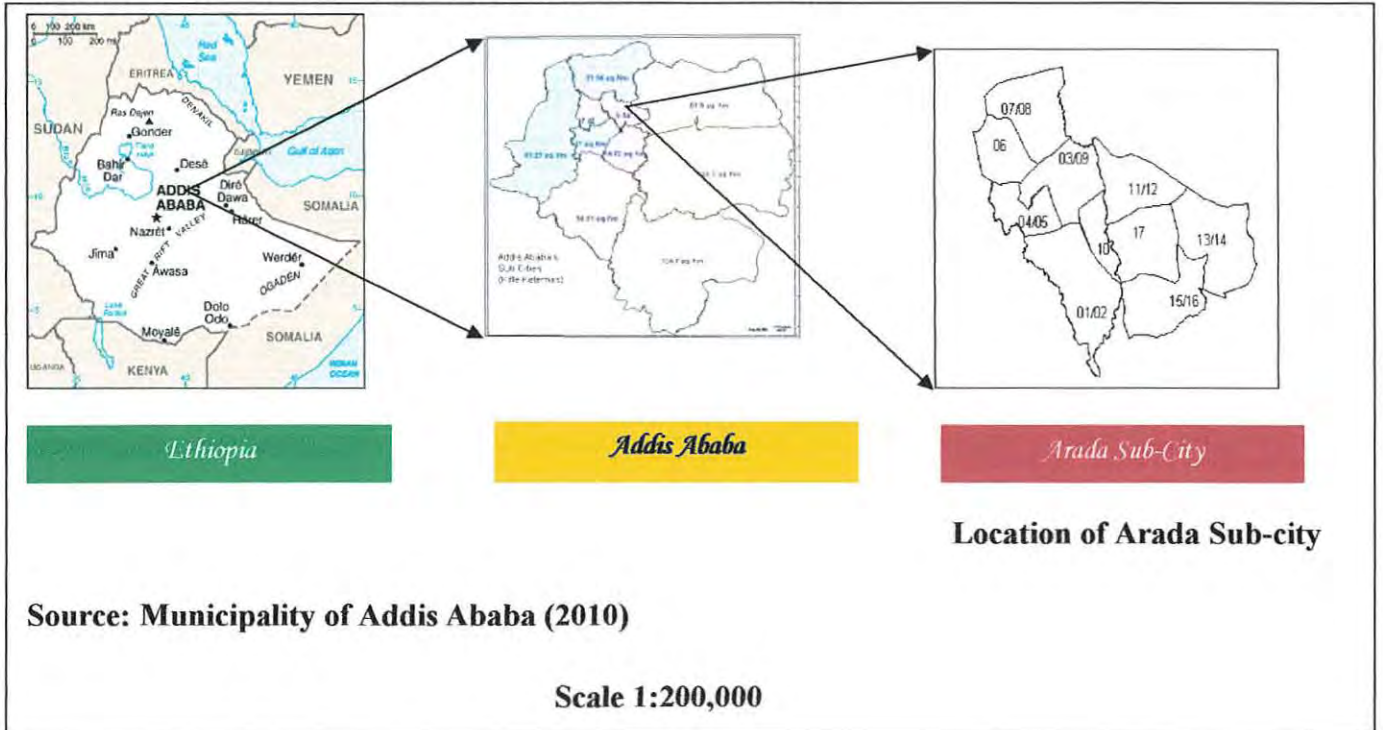


Figure 3.2: Action Area of the Study Area



Scale 1:2,000

(Source: Arat Kilo Urban Renewal Office, 2010)



The Project area is locally known as “Basha Wolde Chelot” that has a project action area of 39.1 hectares. It also located adjacent to the Arat Kilo Central Business District (CBD) area

and the National Palace CBD area and behind the Ministry of Education and is well bounded by roads at the North and the East and West and a river at the West. In terms of importance, it is situated in one of the most important sites of the city;

- Historically relevant
- Administratively important
- Security wise needs proper attention
- Activity wise situated in one of the most active parts

3.8 Resettlement Policy Framework in Ethiopia

The use of this Resettlement Policy Framework will be triggered when a proposed ULGDP investment project needs to acquire land and people or property is disturbed. For example: a piece of land is needed and people are affected because they have houses, shops or other permanent or temporary buildings on that land; use the land for water and grazing of animals; or they otherwise have access to the land for economic, religious, residential or other purposes which will not be possible during and after the ULGDP investment project is implemented.

3.8.1 Main Principles of the Resettlement Policy Framework

The aims of this Resettlement Policy Framework are:

1. As far as possible to ensure that involuntary resettlement and land acquisition is avoided or where it is necessary is minimized, by exploring all viable alternatives.
2. Any persons adversely affected by ULGDP will be supported by enabling them to get jobs and other assistance similar to the support provided through the UDP for MSEs.
3. Where involuntary resettlement and land acquisition is unavoidable, resettlement and compensation activities are prepared and implemented by providing sufficient investment resources according to GOE.

Proclamation No. 455/2005 Expropriation of Landholdings for Public Purposes and Payment of Compensation; and of Ministers Regulations No. 135/2007, on the Payment of Compensation for Property Situated on Landholdings Expropriated for Public Purposes.

3.8.2. Elements of the Resettlement Policy Framework

According to the MWUD (2008), the main elements of the resettlement policy framework are;

a. Project affected persons (PAPs): mean persons who, for reasons of the involuntary taking or voluntary contribution of their land and/or other assets as a result of the ULGDP project investments, suffer direct economic and/or social adverse impacts, regardless of whether or not they said ULGDP investment project caused persons to physically relocate. These people may have their:

- Standard of living adversely affected, whether or not the PAP must move to another location;
- Lawful possession of any house, land or any other fixed or movable asset acquired or possessed, temporarily or permanently, adversely affected;
- Access to productive assets adversely affected, temporarily or permanently; or
- Business, occupation, work or place of residence or habitat adversely affected: provided that they meet the requirements of the Proclamation 455/2005 which states that: A landholder whose holding has been expropriated shall be entitled to payment of compensation for his property situated on the land and for permanent improvements he made to such land.

b. A landholder: means an individual, government or private organization or any other organ which has legal personality and has lawful possession over the land to be expropriated and owns property situated thereon.

c. Compensation: means payment to be, made in cash or in kind or in both to a person for his property situated on his expropriated land holding. The amount of compensation for property situated on expropriated land shall be determined on the basis of the replacement cost of the property. Compensation payments will be made to displaced persons before physical works commence and the displaced persons property is affected; i.e., during the early stages of implementation of the Resettlement Action Plan or Abbreviated Resettlement Action Plan.

d. Replacement cost: means replacement of assets with an amount sufficient to cover lost assets and related transaction costs as described in the definition for compensation in GOE Federal Proclamations, as follows:

e. Land: An urban landholder whose holding has been expropriated under the

Proclamation shall:

- Be provided with a plot of urban land with access to similar public infrastructure services. ULGs will, as much as possible or feasible, provide land in a similar or neighboring area; and
- Be paid displacement compensation equivalent to the estimated annual rent of the demolished dwelling house or be allowed to reside, free of charge, for one year in a comparable dwelling house owned by the urban administration.

f. Permanent improvement to land: Compensation for permanent improvement to land shall be equal to the value of capital and labor expended on the land. The cost of removal, transportation and erection shall be paid as compensation for a property that could be relocated and continue its service as before.

g. Resettlement Action Plans: The implementation of Resettlement Action Plans or Abbreviated Resettlement Action Plans - see Figure 3.3. Resettlement Policy Framework – is required for the implementation of each ULGDP investment project that causes resettlement. Where relocation or loss of shelter occurs, the RPF requires that measures to assist the displaced persons be implemented in accordance with the Resettlement Action Plans.

h. Consultation: The RPF seeks to ensure that affected communities are meaningfully consulted, have participated in the planning process.

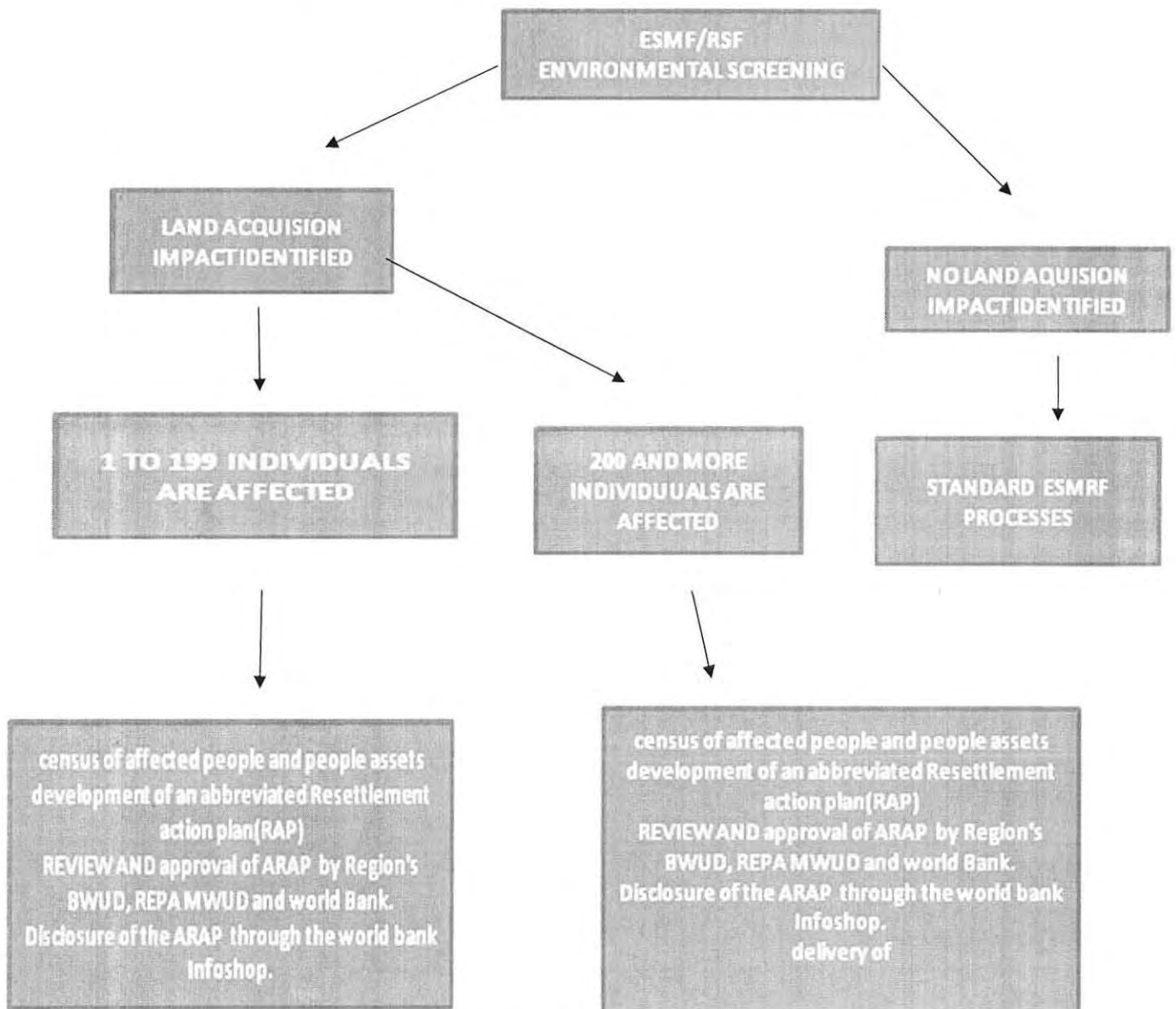
i. Training and capacity building: for implementation of this RPF includes sensitization and awareness-raising. These are included in the ESMF in the section that describes the ULGDP ESMF Training and capacity building components.

j. Urban and Rural Aspects of Resettlement: Although the majority of ULGDP investment projects are expected to impact mainly on urban areas and urban residents, urban infrastructure investments frequently have direct and indirect impacts on rural areas. For this reason, this RPF provides for cases of compensation and resettlement in both urban and rural situations. For example:

Direct impact: Urban investment projects frequently have direct impact on rural residents and holdings where urban expansion involves development of per-urban areas for residential or industrial or other types of development. Development of solid waste landfill sites, waste water treatment works and sludge ponds for disposing of septic tank waste, often take place on the urban fringe or wholly within surrounding rural areas.

Indirect impact: Development of urban roads drains and other works frequently involves establishment of borrow pits in surrounding rural areas for production of aggregates for road base courses or removal of sand or clay deposits.

Figure 3.3 : Resettlement Policy Frameworks



Source:MWUD(2008)

CHAPTER FOUR

DATA ANALYSIS AND FINDINGS

The back ground of the research covered several issues related to urbanization, slums; and their origin and characteristics. It deals with urban renewal and urban upgrading as the response of governments against slumizations and the haphazardly growing nature of cities and towns. This part of the thesis is also examines the organization of the resettlement process and the role and responses of the actors involved. Moreover, it focus on the economic assessment of households, condition of housing; public facilities and infrastructures, and compensation arrangement of resettlement community and how the target communities were shifted to the new site.

The raw data collected from the displaced community members and government officials is analyzed as follow.

4.1. Description of the Sample

In conducting the research 83 questionnaires were distributed for the local communities who were displaced in the project area. In addition, for the purpose of cross checking, 30 questionnaires were distributed for government officials who are working in Arada Sub-city Urban Renewal Project Office.

4.2. Announcement of the Renewal Program

Here, in this finding the total sample subject, 50 percent of them reported that they were not ready to move from their residence and again 50 percent of the respondents said that the government informed them well and by now they are ready to leave their original place and move to the new site.

In the intention of evaluating the level of awareness creation on the local communities, they were also asked about the meetings and discussions held with the local communities.

Those respondents who believed that the discussion was just unsatisfactory put some reasons like all the local communities did not attained the meetings and discussions and their voice is unheard, the discussion was not intensive and unable to put remedies for all possible challenges, no consensus was reached on the amount of money to be given for the private house holders and it did not see the future fate of those people who lived in private rental houses. The

reflection of this question is also coinciding with the response obtained from the local communities from the question whether they participate or not in those meetings and discussions held with the government.

Table 4.1: Evaluation of the Level of Awareness Creation

Do you participate in the meetings held with the government?	Frequency	Percentage
Yes	52	63
No	31	37
Total	83	100

Source: Own Survey, 2012

Out of the total number of the respondents, 63 percent participated in the meetings while 37 percent did not participate. And even from those who participated, 58 percent attained the meetings indirectly through their representatives who were assigned by the Kebele.

The respondents were also asked about the meeting and discussion with the local communities. Accordingly, the respondents said that the discussion was not satisfactory, complaining that their voice and idea was not considered. According them, the discussion remained valueless for it was not able to put solution to the challenges. They also added that no consensus was reached on the amount of money to be paid for private house owners. At the same time, the respondents responded that the overall target of government and the discussion held have not considered the future fate of the people who are living in rental house.

4.3. The Socio-Economic and Demographic Characteristic of the Resettled Households

The study and analysis of socio-economic and demographic characteristics of the resettlers will help to answer essential questions regarding which section of urban population lived in the inner city and were forced to resettle in the peripheral area due to urban renewal program.

Table 4.2: Demographic Characteristic of the Resettled Households

Category	Item	Respondents'	
		Number	Percentage
Sex	Male	33	39.7
	Female	50	60.3
	Total	83	100
Age	25-35 years	16	19.3
	36-45 years	17	20.5
	46-55 years	25	30.1
	56-66 years	19	22.9
	66-75 years	4	4.8
	Above 76 years	2	2.4
	Total	83	100
Marital Status	Single	15	18.1
	Married	43	51.8
	Divorced	8	9.6
	Widow	17	20.5
	Total	83	100
Educational Background	Illiterate	20	24.2
	Complete Primary School	8	9.6
	Complete Secondary School	23	27.7
	Diploma	21	25.3
	First Degree	7	8.4
	Second Degree and Above	4	4.8
	Total	83	100
Period of Living	Up to 5 years	2	2.4
	6-15	9	10.8
	16-30	10	12.1
	31-50	58	69.9
	All their lives	4	4.8
	Total	83	100

Source: Own Survey (2012)

4.3.1 Sex of Households

As the survey data indicated that about 40 percent of the total sample household heads were male and the remaining 60 percent of them were female headed. From the urban renewal program female headed had left their original neighborhood than male headed.

4.3.2. Age Structure

As Table 4 indicates 60 percent fall in the age group above 46 years. This situation indicates that the majority of household heads are in a stable age where the tendency to move to other area is less appreciated compared to age group below 46 younger age group.

4.3.3. Marital Status

Table (4.2) indicates the marital status of the resettled households. Here, 52 percent were found to be married at the time of the survey. This situation reveals that marriage which is related to family formation and increase in the family size is expected to have an implication on the residential satisfaction of the resettled households.

This Table also indicates that the proportion of single households in the total sample was found to be 18 percent. The remaining 30 percent accounts for both divorced and widowed of the total sample households respectively.

4.3.4. Educational Status

Regarding the educational status of the resettled households, the survey has identified that about 38 percent of the respondents were secondary school graduate, and primary school graduate. It also identified that 25 percent of the total sample of households are diploma holders. Here, 24 percent of them are illiterate. The remaining 13 percent of the total sample of households are above first degree.

4.3.5. The Households Period of Living in the Area

As indicated in Table 4 the study has identified that about 75 percent of the resettled households had been living in the previous settlement for above 31 years. Out of these households, 5 percent of them were born and lived all their lives in the place from where they were displaced. From the total sample of households, 12 percent had been living between 16 and 30 years in the previous settled area. The remaining 2 percent and 11 percent of the households had lived below 5 years and up to 15 years respectively.

The above mentioned fact indicates that the resettlers had spent most of their lives in the inner city (Arat Kilo). Hence the resettlement plan has resulted in forcing the inhabitants out from the already developed settlement where neighborhood ties had been very strong.

It is believed that the adaptation to the new resettlement site would, therefore, be a very difficult experience for them in different aspects. For one thing to be separated from former neighbor is shocking because social interaction was active as it was established through long time interaction. For another thing, the environment is new to them with possible consequences to follow.

4.4 Income of the Households

Table 4.3: Income Distribution of Households Heads

Monthly income (in birr)	Frequency		Percentage	
	Previous Settlement	New Settlement	Previous settlement	New Settlement
Below 500	35	33	42.1	39.8
501-1000	19	23	22.9	27.7
1001-1500	14	14	16.9	16.9
Above 1501	15	13	18.1	15.16
Total	83	83	100	100

Source: Own Survey, 2012

When the monthly income of the resettled households from principal occupation assessed, the survey indicated that 42 percent respondents earned a monthly less than 500 birr when they were in previous settlement. In the new settlement, however, 40 percent respondents claim that their monthly income is 500 birr. Here, it seems that the new area given for settlement has relatively more benefit than the old area and seems to enhance the income generation of the settlers.

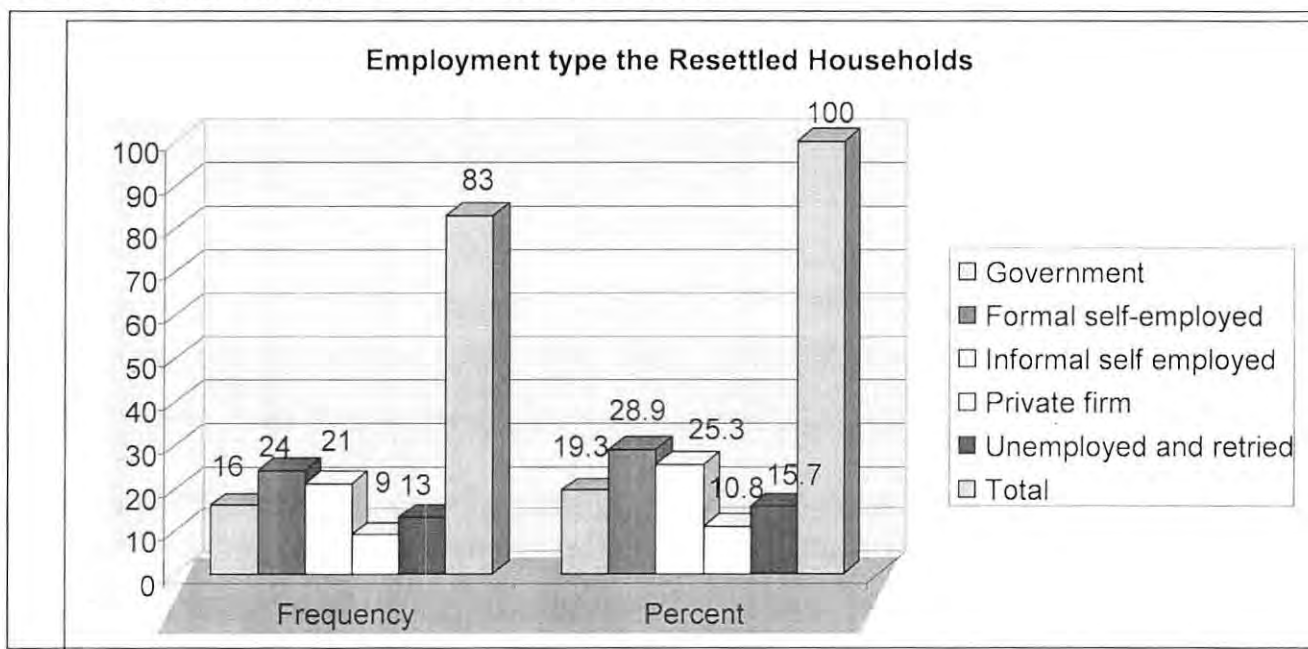
Concerning the range income of households in comparison with the old and new settlement, 23 percent of the respondents said that their income was between the birr 501 and 1000. Here, 28 percent of the respondents indicated that their income ranges from 502 to 1000 birr when they are in the new settlement. With regard to average monthly income of the households, 17 percent of the respondents said that their income ranges 1001 to 1500 birr both in the previous settlement and in the new settlement. Again, 18 percent of the respondents indicated that their monthly income lies in the same way, that is 1001 to 1500 birr when they are in the old whereas 15 percent of the respondents indicated that their average income varies between 1001 to birr in the new settlement.

The above mentioned situation indicates that the majority of the resettled households were poor and it is a rational decision for them to live in the former surrounding where the cost of living is much lower as compared to the peripheral areas (new settlement).

4.5. Employment Situation

With regarding to the employment situation of the resettled household heads, the study identified the type of employment of the total sample of households where they involved.

Chart 4.1: Employment type of the Resettled Households



Source: Own Survey, 2012

The chart above shows the employment status of the resttlers. Accordingly, 19 percent of respondents replied that they are employed in various government institutions. Again, 29 percent of the respondents point out that they are formal self employed, they have their own regular work and income. On the other hand, 25 percent of the respondents said that they are informal self-employed. This indicates that the subjects are involved in various activities as a means of income generation.

This implied that they are involved in various small tasks of activities, whereas the 11 percent of the households had been in private firms.

The remaining 16 percent of households were under the categories of unemployment and retired.

4.6. Socio-Economic Status of the Households

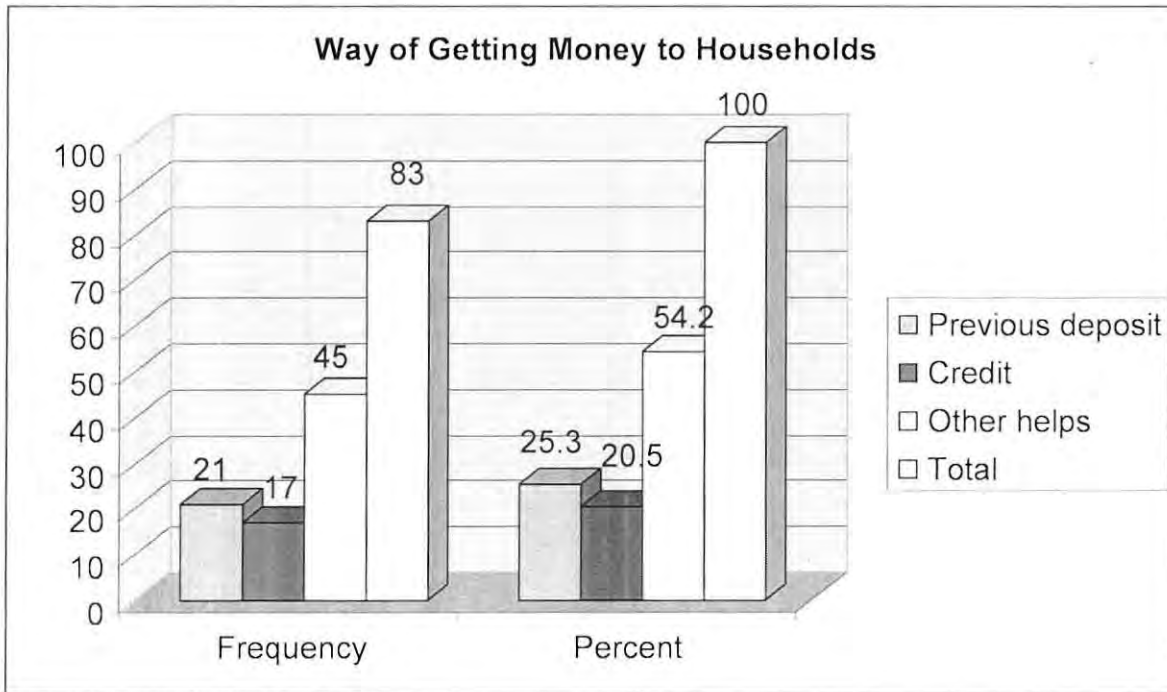
Table 4.4: Level of Income of the Household

Level of Income (in Rank)	Frequency	Percent
Lower	41	49.1
Medium	42	50.9
Higher	-	-
Total	83	100

Source: Own Survey, 2012

The Table above shows that about 49 percent of the respondents lie in the lower income status whereas the majority which is 51 percent lies in the medium income or economical status. Of course it is difficult to prepare categories of income status as lower, medium and higher income group. But this was done for the purpose of the study simply by comparing the subjects' income with other people.

Chart 4.2: Source of Income



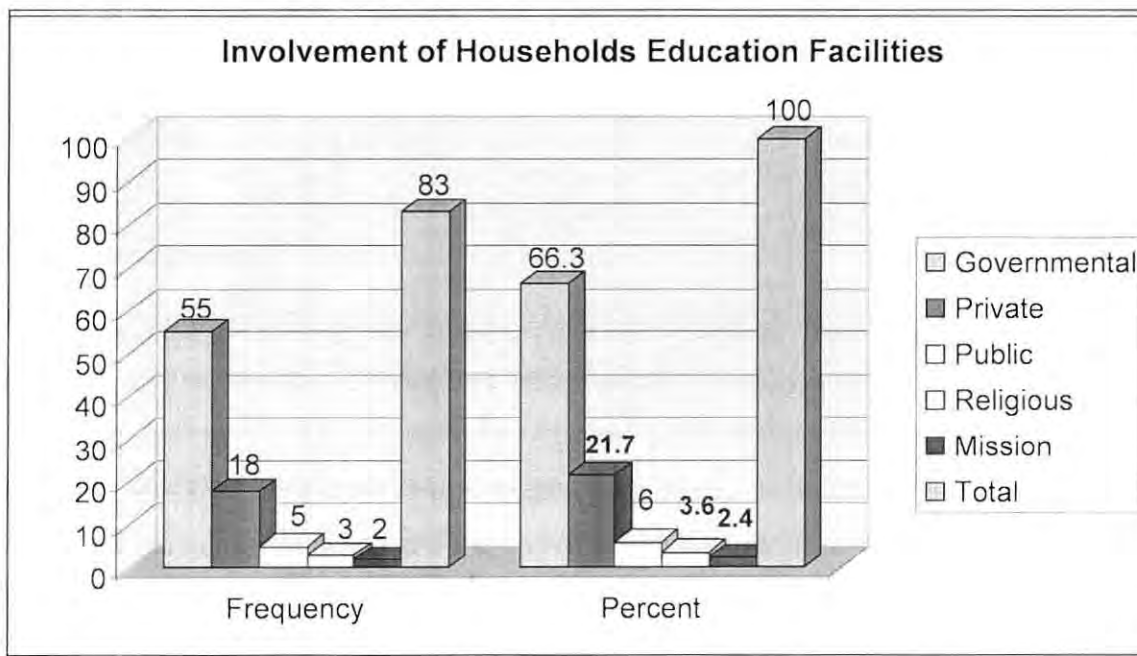
Source: Own Survey, 2012

Although the households have their own task to generate income as mention in the discussion of the above chart, that is not enough for them to cover their daily and monthly expense. Accordingly, as indicates this chart, the subjects were asked about their additional source of income when they need extra money. As response this question, therefore, 25 percent of the respondents pointed out that they get their extra money from their previous deposit in different institutions. 21 percent of them replied they get additional money from credit associations and from individuals in the form of borrowing. The remaining 54 percent of the respondents (i.e the majority households) replied that they acquire additional money from relatives, parents, sons and so on.

4.7. Public Facilities

The researcher asks the respondents about the status of facilities of newly established area of settlement. Accordingly, their response indicates that the overall infrastructure development and access to public service is very weak when compared to their original residence. According to them, this is not because the government has failed to pay attention to the new settlement but because the area is peripheral and hence fulfilling all type of infrastructure and public service is difficult by its nature and asks its own time.

Chart 4.3: Education Facility of Households



Source: Own Survey (2012)

Education as we know is important for development since it enhances innovation and creativity. Take this issues into account, therefore, the researcher asked the educational facilities of the households. The response of the subjects to the question indicates that 66 percent of the households involved in the government schools when they were in their original settlement. The 22 percent has chance to enroll their children in private schools. The response to this question in general indicates that the households are more satisfied with education facilities when they were in the previous settlement. By implication, therefore, they seem to complain about the educational facility they have now (i.e in the new settlement).

The research also found out that in the previous settlement most of the resettled households were more satisfied with the availability of education in government schools.

4.8. Health Facilities of Households

Table 4.5: Distribution of the Nearest Health Facility(old settlement)

Type of Health Institution	Frequency	Percentage
Hospital	21	25.3
Clinic	35	42.2
Health center	7	8.4
All	20	24.1
Total	83	100

Source: Own Survey (2012)

As the above Table indicates that the health facility is one of core sector for producing healthy and productive generation. Believing on this issue family, the researcher once again asked the subjects about the health facility they have now in comparison with what they had when they were in the old settlement.

The response to the question therefore indicates that 42 percent of the households get health service from the clinic whereas 25 percent of them indicates that they get the health service from hospitals. The center of the argument here is not on whether they get the service in clinic, hospitals or private health institutions. But needless to say, the all health institutions are found at a far distance for the households compared to what they had in their previous settlement. For instance, Minilik hospital is said to be relatively better in term of distance. Still, however, the hospital is found at about kilometer from the settlement sites. The same true for clinic and private health institutions. The researcher therefore, argue that the distance itself has a negative impact especially for the treatment of emergency cases.

4.9. The Distance of Workplace of Households

Table 4.6: Distance of Workplace of Households

Range of distance (in km)	Frequency		Percentage	
	Previous settlement	New settle	Previous settlement	New Settlement
On foot	37	21	44.5	25.3
2 km	18	9	21.7	10.8
5 km	12	8	14.5	9.6
Above 11 km	16	45	19.3	54.3
Total	83	83	100	100

Source: Own Survey (2012)

Distance of work place can have its own impact on the performance of workers. Concerning that distance has an impact on the progress of workers, therefore, the researcher asked the subjects about the distance of the work place from their home. The finding here indicates that the resettlement is a mixed blessing in the case of distance. More precisely, to some of resttlers they are found at afar distance to their work place compared to their old settlement. To some other settlers, however, they are found at a relatively better distance compared to the previous settlement. To support the above idea the data obtained from respondents, about 67 percent of the households indicate that they had distance below two kilometer when they were in the previous settlement and 36 percent of them are in the new settlement.

According to this Table shows that with 15 percent of them were reached up to 5 km distance in the work place in previous settlement and 10 percent of them are from the new settlement. The 19 percent and 54 percent of the total sample households were/are used to reach in their work place in the previous settlement and new settlement.

4.10. Characteristics of Housing

During the preparation of the settlement site, the size and scale of activities to be undertaken is determined by what is envisaged in plan in term of housing and facilities to be provided for the

resettlements. Regarding housing and infrastructure, UNCHS (1991), identified that a range of options for the housing and infrastructure service provided on the plan (scheme).

4.10.1. Tenure Type

Table 4.7: Households Tenure Type

Type of tenure	Frequency		Percentage	
	Previous settlement	New settlement	Previous settlement	New Settlement
Private owned	11	70	13.3	84.3
Kebele owned	68	8	81.9	9.6
Private rent	4	5	4.8	6.1
Total	83	83	100	100

Source: Own Survey (2012)

The subjects in this section were asked about the households' tenure. According to the sample household survey, the collected data indicates that about 13 percent of the dwelling units were private owned in the former settlement and 84 percent of them are in the new site. Further, with regard to respondents point out that 82 percent of the housing units were owned by Kebele in the old site and 10 percent of them in the new site. Consequently, about 5 percent and 6 percent of the dwelling units private rent owned in the previous and the new settlement in respectively. So from the respondents' idea one can deduce that the dwelling units are shifted from Kebele to private owned housing units. This in turn indicates that the government is encouraging resttlers to have private owned housing in the new site, which can be regarded as reward. In this case, therefore, it is possible to say that the settlers are beneficiary group from the renewal program.

4.10.2. Number of Rooms

Table 4.8: Distribution of Housing Units by Number of Rooms

Number of Rooms	Frequency		Percentage	
	Previous settlement	New settlement	Previous settlement	New Settlement
One	21	7	25.3	8.5
Two	29	24	34.9	28.9
Three	26	41	31.3	49.3
Four and above	7	11	8.5	13.3
Total	83	83	100	100

Source: Own Survey (2012)

When the number of rooms which excluding kitchen and toilet in each housing unit is considered. It was found out that about 25 percent and 9 percent of the resettlement households lived in housing units that had only one room in the previous settlement and in the new settlement (Table 9). In the previous settlement, 66 percent of the resettlement vest that have rooms ranging from 2-3 and 78 percent of them are in the new site with the same ranging rooms. The remaining 9 percent and 13 percent of them had dwelling units of housing four and above in the previous settlement and new site respectively.

This Table revealed that the most household heads had two rooms in formers settlement and three rooms at the new settlement.

4.10.3. Source of Water for the Dwellers

Table 4.9: Sources of drinking water

Type of Source	Frequency		Percentage	
	Previous settlement	New Settlement	Previous Settlement	New Settlement
Private tap water	41	83	49.4	100
Shared tap water	34	-	41	-
Purchased tap water	6	-	7.2	-
Stream and well	2	-	2.4	-
Total	83	83	100	100

Source: Own Survey (2012)

As indicates in Table above, among 83 households who participated in the responding the questionnaire 42 or 49 percent of them had private tap water in the previous settlement. With the regard to the new site 83 or 100 percent have obtained private tap water. This implied that there are no households who used either shared tap water or purchased tap water. The remaining 2 percent of them were used the sources of drinking water from stream and well.

From the above explanation, it is apparent that about half of percent of the residents had suffered from shared and purchased tap water which consumes their money, time and energy. Therefore, the new settlement ameliorated the aforementioned wide and pertinent problem of the community under discussion. Generally speaking, the renewal program has alleviated the problem of water supply in the previous settlement.

4.10.4. Kitchen

Table 4.10: Availability of Kitchen

Availability type	Frequency		Percentage	
	Previous Settlement	New settlement	Previous Settlement	New Settlement
Private	24	83	28.9	100
Shared	50	-	60.2	-
None	9	-	10.9	-
Total	83	83	100	100

Source: Own Survey (2012)

Concerning the availability of Kitchens in the housing units, the finding of this study showed that about 60 percent of the household units in the previous settlements had used shared Kitchens. Based the response of the respondents only 24 or 29 percent of them held in their own private kitchens and the rest 11 percent of the sample households in the previous settlement did not have any kitchen facilities. But in the new settlement all of the 83 respondents or 100 percent have obtained private kitchen. In addition the researcher identifies the 71 percent were dissatisfied due to inconvenient kitchen or lack of kitchen. In the new settlement, however, since all of them have their own kitchen with their level of satisfaction increases as opposed to the previous time.

4.10.5. Toilets

Table 4.11: Availability of Toilet Facilities

Type of Availability	Frequency		Percentage	
	Previous Settlement	New settlement	Previous Settlement	New Settlement
Private	23	83	27.7	100
Shared	60	-	72.3	-
None	-	-	-	-
Total	83	83	100	100

Source: Own Survey (2012)

According to response of the respondents, 23 of them had private toilet in the previous settlement which accounts 28 percent. The majority of them however, 60 or 72 percent had shared toilets. As compared to the previous time, in the new settlement the problem is totally disappeared and 100 percent of them have enjoyed from the use of private toilet.

From this study, those householders who used in the shared pit latrine had many complaints, out of the complaints mentioned, keeping the communal latrine clean, its filling frequently and the crowding in use and waiting for one's turn, especially in the morning were the major complaints cited by the majority of households. However, in the new settlement, almost all of them are highly satisfied. Due to the fact that in the new settlement the renewal program has provided each household with private toilets and avoided the above mentioned complaints.

4.10.6. Accessibility of Bath Rooms for the households

Table 4.12: Availability of Bath Room

Type of Availability	Frequency		Percentage	
	Previous Settlement	New settlement	Previous Settlement	New Settlement
Private	20	83	24	100
Shared	11	-	13.3	-
None	52	-	62.7	-
Total	83	83	100	100

Source: Own Survey (2012)

As clearly indicated in the above Table, the problem in relation to the bath room was alarming. That is, only 20 respondents or 24 percent of the total had private bath room. In other words, only the quarter of the households had bath room in private basis. The rest 13 percent and 63 percent of households had shared bath room and none at all respectively. This means that greater than 75 percent had suffered due to inconvenience in relation to bath room. Interestingly enough, however, 100 percent of the respondents have private bath room in the new settlement.

The researcher has observed that there is no any problem faced to the households regarding the availability of bath room in the new site, as compared to former settlement.

4.10.7. Telephone Line

Table 4.13: Availability of Telephone Line

Type of the Availability	Frequency		Percentage	
	Previous Settlement	New settlement	Previous Settlement	New Settlement
Yes	62	12	74.7	14.5
No	21	71	25.3	85.5
Total	83	83	100	100

Source: Own Survey (2012)

Based on the above data it is clear that about 75 percent of the respondent had telephone line service in the previous settlement and only 25 percent of have no the service in the same settlement. In the new settlement, on the contrary, about 86 percent of each households have no the telephone line in their compound. The rest 14 percent of the respondents say yes, we have the telephone line services.

The respondents informed to the researcher that they are a waiting for cables and other expansion works which may take long time. Since communication is vital in the social interaction the condition might pose a serious threat in dealing urgent issue with the family members who have no access to mobile telephone. Thus, according to the respondents government body has to give due to attention to the issue.

4.11. Construction Materials

When the construction material of the housing units is considered, wood and mud, wall, blocket, brick and stone was assess in the previous settlement comparing without of the new site.

4.11.1. Floor of Housing

Table 4.14: Types the Floor Housing

Type of Floor	Frequency		Percentage	
	Previous Settlement	New settlement	Previous Settlement	New Settlement
Earth	46	-	55.4	-
Cement	29	83	34.9	100
Wood	8	-	9.7	-
Total	83	83	100	100

Source: Own Survey (2012)

According to the above Table indicated that among the total households which are included in the study, 35 percent of the floors were made of cement while 10 percent of the floors were made of wood. The rest 55 percent of the floor had made neither cemented nor wooden materials. Obviously, therefore, the latter had no convenience for both sanitation and inter of attractiveness. This Problem is totally alleviating in the new settlement. Because in the new settlement 100 percent of the floor of dwelling units are made of cement.

In this survey indicates that the households are more in stability conditions, regarding the quality of the floor of the new housing.

4.11.2. Road Facility

Table 4.15: Road Availability of Households

Type	Frequency		Percentage	
	Previous Settlement	New settlement	Previous Settlement	New Settlement
Gravel	27	8	32.6	9.7
Paved	28	10	33.7	12
Asphalt	28	16	33.7	19.3
Cobblestone	-	49	-	59
Total	83	83	100	100

Source: Own Survey (2012)

Based on the response of the respondents the above data showed us that the road types were gravel, paved, asphalt and cobblestone which account 32.6 percent, 33.7 percent, 33.7 percent and 0 percent respectively. Whereas in the new site, they account 9.7 percent, 12 percent, 19.3 percent and 59 percent respectively.

When we compare the status of the asphalted road in the previous and in the new settlement, the former seems relatively better. However, the cobblestone which was null in the previous settlement now covers 59 percent of the road facility. Thus, the level of satisfaction is at a better level in contrast to the previous settlement.

4.11.3. Means of Transportation

Table 4.16: access to Transportation facilities

Type	Frequency		Percentage	
	Previous Settlement	New settlement	Previous Settlement	New Settlement
Walking on foot	34	11	41	13.3
Bus	25	47	30.4	56.7
Bus and taxi	23	25	27.8	30
Own care	1	-	0.8	-
Service	-	-	-	-
Total	83	83	100	100

Source: Own Survey (2012)

The above data shows that 41 percent of the respondents used to walk on foot in the previous settlement and now only 13 percent of the respondents walk on foot.

With regard to bus transportation only 30 percent used to service and 57 percent in the new settlement. Taxi and bus transport is nearly at the same level, that is, 28 percent in the previous and 30 percent in the new one. This trend shows progress in the new settlement.

4.11.4. Purpose of the Housing

Table 4.17: Purpose of Housing in the Households

Deserve of housing	Frequency		Percentage	
	Previous Settlement	New settlement	Previous Settlement	New Settlement
Residence	74	78	89.1	93.9
Residence and commerce	9	5	10.9	6.1
Commerce	-	-	-	-
Rental	-	-	-	-
Total	83	83	100	100

Source: Own Survey (2012)

According to the data obtained from the respondents 89 percent of the households were used their housing only for the purpose of residence in the previous settlement. Coming up to the new settlement, about 94 percent of them are served only for resident. Among this about 11 percent and 6 percent of them had served for dual advantages to residence and commerce the former area and in the new site respectively.

It is in general found out that the respondents in both settlements did not have opportunity for additional income as their dwelling houses are too narrow to be used for trading and renting purposes. They are used only for sheltering

4.12. Impacts on Social Organization

The urban renewal program on the resettlement, when seen from the socio-economic point of view, causes a considerable upheaval for the affected families.

According to the data obtained from sample respondents, the relocation scheme has resulted in the breaking up neighborhood ties (social attachment) that existed in the former settlement.

Table 4.18: Distribution of Households in Social Organization

Type of Organization	Frequency	Percentage
Idir	18	21.7
Ekub	3	3.6
Mahiber	6	7.2
All	56	67.5
Total	83	100

Source: Own Survey (2012)

As can be seen from the above table 22 percent of the total households indicated that the resettlement program for bad those from participating in their Idir organization that was founded while they were in their old settlement area. Whereas 4 percent and 7 percent of the respondents were detached from their former Ekub and Mahiber association respectively because of this relocation program. The majority 68 percent, however, asserted that the resettlement program has affected their involvement in all social organizations such as Idir, Ekub and Mahiber, as the member of these organizations dispersed to different sites.

From these situations it is clear that the urban renewal program did not give consideration to help or facilitate the social reestablishment of the affected communities.

4.13. Benefits Obtained from Urban Renewal Program

Since displacement by its very nature poses a serious threat on the economic arena, in the social facets as well as in the cultural fabric of life of the newly settled societies, government authorities have designed different mechanisms so as to enable dwellers come up with the new environment. In most settlement schemes one of the major problems is finding financial resources to re-establish the income flow that the displaced people.

In order to overcome such kind of financial constraints on the resettlement urban renewal program (projects) have to be deliberately designed so as to make relocated people receive some of the benefits against by the project that displaced them. As Wicklin W (1999), stated that in addition to allocating resources for the proposed of resettlement and reconstruction from the beginning, the benefits generated by the urban renewal project should also be designed to provide resources for settlers.

With regard this, many literature stated that there are free from the problems of the major 5 slum indicators that is the lack of durable housing, lack of sufficient living area, lack of access to improved water, lack of improved sanitation and lack of secure tenure (UN HABITAT, 2006).

In the finding were also cited by the total sample households' surveys about 90 percent of them are satisfied by getting their own permanent facility of housing in the new site.

Table 4.19: the Level of Agreements for the Opportunities of the Project in the Future

No	Opportunities to be obtained from the project	Level of agreement									
		Strongly Agreed		Moderately agreed		Dis-agreed		Strongly-dis-agreed		Total	
		No	percent	No	percent	No	percent	No	percent	No	percent
1	Job opportunity for the unemployment	9	30	10	33.3	8	26.7	3	10	30	100
2	Better services for the dwellers	7	23.3	14	46.7	9	30	-	-	30	100
3	It enables to use or manage urban land efficiently	9	30	10	33.3	4	13.3	7	23.3	47	100
4	Reduce the level of crime	9	30	10	33.3	5	16.7	6	20	30	100
5	Better image for the city	16	53.3	14	46.7	-	-	-	-	30	100

Source: Own Survey (2012)

As indicates the above Table that the obtaining job opportunity from the project 30 percent of the respondents strongly agreed with the issue of unemployment, 33.3 percent moderately agreed

and 26.7 percent disagreed. But still very small numbers of the respondents strongly disagreed for this opportunity of the project.

With regard the opportunity of better service delivery for the dwellers, 23.3 percent of the respondents strongly agreed while 46.7 percent moderately agreed and very few of them (30 percent) disagreed. It also indicates that 30 percent of the respondents strongly agreed and 33.3 percent moderately agreed 13.3 percent disagreed and 23.3 percent strongly disagreed for the contribution of the project in managing urban land efficiently and effectively.

In this situation the project area (old settlement) should have more emphasis by the concerned bodies to be function rather idle area.

The opportunities of the project area in reducing in the crime, from the sample of the respondents show that 30 percent (strongly agreed), 33.3 percent (moderately agreed) and 16.7 percent and 20 percent disagreed and strongly disagreed respectively.

Finally almost the majority of the respondent's that is 66.7 percent strongly agreed that the project will bring better image for the city and 33.3 percent of them moderately agreed for this opportunity.

To the end, government officials put the possible benefits of the project particularly for the dwellers, for the unemployment and the city itself.

For the unemployment the project will give job opportunity because construction projects by nature they are labor intensive.

4.14. Shift of the Affected Community in Urban Renewal Program

When we take of a sample of communities from their place of living and resettling them in a new site. In some case studies, as reviewed by UNCHS (1991), people had only very limited time to prepared to move after they received the notice about their eviction to the new site.

Despite the aforementioned merits of the project in the new site, the respondents argue that there was hasty and mismanaged withdrawal from Arat Killo (Basha Wold Chilot) area to the new settlement. The problems, this poses serious threat on the resettled community, especially in the Jemo site which is focus of the study area. Among inability to continue their

academic career due to lack schooling in the new site, inability to some to continue in the previous jobs due to distance. Particularly, the issue was crucial when it comes to old aged individuals and small children. Similarly, lack of recreation centers and market places.

To sum up, inspite of the fact that there are promising prospects for the dwellers in the newly resettlement area. There are wide and pertinent problems that would be addressed by responsible government bodies. Ultimately, school facilities, market places and recreation centers demand emphasis.

This paper also attempts to seek the opinions of officials who work in the project office.

Table 4.20: General Categories of Urban Renewal Challenges

No	Major categories of challenges	Intensity of challenges											
		Very high		High		Medium		Low		Non		Total	
		No	percent	No	percent	No	percent	No	percent	No	percent	No	Percent
1	Implementation Problems	11	36.7	9	30	6	20	4	13.3	-	-	30	100
2	Problems in relation to willingness of communities	4	13.3	3	10	9	30	14	46.7	-	-	30	100
3	Financial problems	8	26.7	9	30	10	33.3	2	6.7	1	3.3	30	100
4	General problems(infrastructure , economic, etc)	6	20	8	26.7	9	30	4	13.3	3	10	30	100
5	Others	-	-	-	-	-	-	-	-	-	-	-	-

Source: Own Survey (2012)

In the first point that deals with the challenges in the implementation problem, the respondents agreed that the problems are wide and pertinent. That is, 36.7 percent responded the intensity of the challenge is very high. Likewise, 30 percent of them agreed that the challenge is very high. This implies that the majority (66.7 percent) of the respondents accepted that there would be a serious challenge in the implementation problem. Even those respondents who envisioned the challenge in the medium level (20 percent) saw the challenge in a fifty to fifty level. Only 13.3 percent the respondents believed that this problem is not as such a challenge. Generally speaking, 80.7 percent of them felt the challenge from medium to a very high level.

Secondly, with respect to the willingness of the community both in their attitude towards the renewal process and their willingness to participate in the renewal process, the following result is obtained. Thus 46.7 percent agreed that community willingness could not be a challenge in the renewal process, and 30 percent accepted the relevance of this challenge in a medium level. Only 23.3 percent of the respondents counter argued this idea stating that the challenges of the community is high (13.3 percent) and very high (10 percent).

From the above discussion, therefore, it is vividly explained that the challenge of the community in this respect is minimal. This is also justified by the responses obtained from the local communities who were asked about their willingness to participate in the renewal process. As it is shown in the pie chart bellow all the communities were interested to participate in the process either financially or in the form of labor for the sustainability of the project.

Table.4.21: Causes of Implementation Problems

Possible Causes	Number of Respondents	Percentage
Inconsistency of government policies and strategies	7	23.3
Lack of commitment and good will of employees	6	20
Low level of skills and proficiency of employees	9	30
Inadequate amount of budget for the running of activities	8	26.7
Others	-	-
Total	30	100

Source: Own Survey (2012)

As indicated in the above Table, employees were also asked about the major causes that affect the implementation process of the urban renewal project. The response is stated as follows: 30 percent agreed that, low-level of skills and proficiency of employees is a major cause that affects the implementation process; 23.3 percent believed that inconsistency of government policies and strategies towards the implementation of the urban renewal projects is considered as one of the major set back; 26.7 percent attributed the problem mainly with inadequate amount of budget allocation for the project, 20 percent pinpointed lack of commitment and good will of the employees as principal factor that posed a problem in the implementation process, and none of the respondents attempted to attribute the problem with other factors.

The respondents also gave different justifications for their own answer to the above question. Some of the ideas extracted from the respondents are the variations of government policies and strategies towards the implementation of compensations. It did not consider the current price of building materials, people also do not get the type of house they preferred and plots were not allocated for private households nearby in the action area and Lack of commitment and good will is also still as one reason for the existence of implementation

problems. It is often said that some employees lack commitments for the success of the project just by complaining to the low level of their salaries. Furthermore respondents also believed that an adequate amount of budget also caused implementation problems.

Table 4.22: The Responsibility of Mitigating the Implementation Problems

No	Responsible party	Number of respondents	Percent
A	Government	7	23.3
B	The local community	5	16.7
C	Private investors	6	20
D	Professionals	2	4
E	All	10	33.3
F	Others	-	-
	Total	30	100

Source: Own Survey (2012)

In order to assess the responsible bodies (stakeholders) for mitigating the implementation problem six options were forwarded for the respondents. As the above Table indicates that the respondents attributed responsibilities for all stakeholders i.e. 33.3 percent of them agreed that all stakeholders should be responsible; 23.3 percent principally attached the responsibility to the government; 20 percent believed that private investors should take their own share, 16.7 percent replied that the local communities also should have to take the responsibility; and only small percentages (6.7 percent) argued that even professionals should take their own role to mitigate the problems.

4.15. Agreement of Compensation

The amount of compensation for property situated on expropriated land shall be determined on the basis of the replacement cost of the property. Compensation payments will be made to displaced persons before physical works commence and the displaced persons property is affected; i.e., during the early stages of implementation of the Resettlement Action Plan or Abbreviated Resettlement Action Plan MWUD(2008).

Table 4.23: the Level of Agreements for the Amount of Compensation

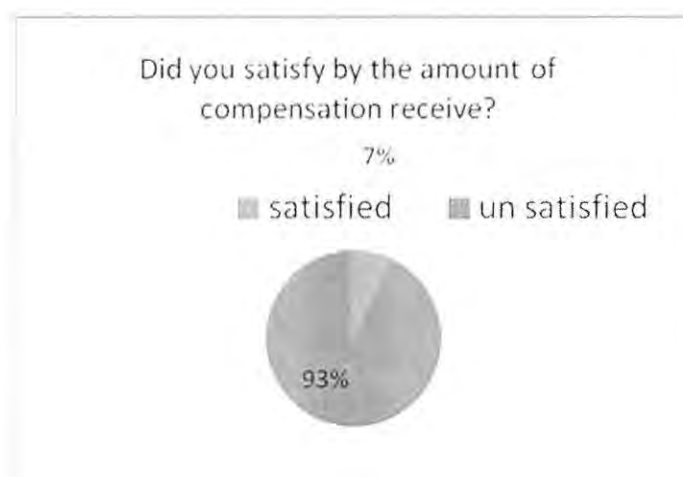
Alternatives	Respondents	Percentage
Yes	8	26.7
No	22	73.3
Total	30	100

Source: Own Survey (2012)

The above Table shows that almost the majorities (73.3 percent) agreed that the compensation amount given for the private house holders was not enough. But on the opposite there were also some respondents (26.7 percent) who said that the compensation given for the private house holders was enough. In general 93 percent of the respondents said that the compensation scheme is unsatisfied; and they put almost common reason that the amount is too small to cover the real cost of the house and even it does not consider the current price of construction materials rather they consider only the existing conditions of the houses and the materials they built from.

The view of the employees working in the project office regarding compensation is almost similar with the responses obtained from the local communities through crosscheck question. You can see the responses of the local communities from the following chart.

Chart 4.4: the Level of Satisfaction by the Compensation Given



Source: Own Survey (2012)

As the chart indicates that from the total of the respondents 93 percent were not satisfied by the amount of compensation given and only the remaining 7 percent are satisfied. According to the interview that I conducted from the local communities the amount is too small to build even a simple house made from wood, mud, straw and the like. However, even though they realized that relocation would cause social detachments, those people who had Keble house owner ship were beneficiaries. Because they had got better options i.e. those who can pay the back payment obtained condominium houses and those who unable to pay received other Keble house.

Similar to the above result, AKURO (2004) also showed the compensation for the households as follows.

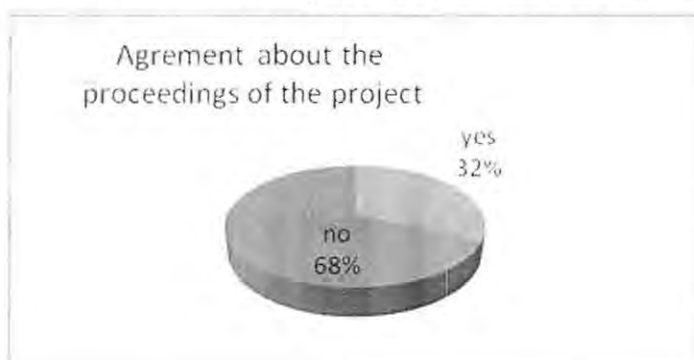
Table 4.24 Range of Compensation for Households

Standard of houses	The amount of payment(in birr)
Low	51,000 - 72,000
High	Above 73,000

Source: AKURO (2004)

The above Table indicates the amount of compensation of the households paid based on the quality and standard of their houses in relation with the satisfaction of their needs. The low standard of houses made up of wood, mud and finished materials like plastics while high standard of houses made up of all the structure of buildings by concrete, cement, bricks and blocket. Hence the compensation for the privates houses owned is paid from 51,000-72,000 Ethiopian birr and for high standard of houses is also paid above 73,000 Ethiopian birr. Therefore from this perspective, the compensation given for the households is very low and cannot substitute their former houses.

Chart 4.5: Does the Project Proceed in Accordance with the Time Frame?



Source: Own Survey (2012)

Regarding with the pace of the project, from the of the total number of those officials who filled the questionnaires 32 percent of them replied that, the project is going on as per the time frame while 68 percent of the respondents believed that the project is delayed. These respondents gave their own reasons for the dalliance of the project. Some of them were the shortage of houses to be given for those people who lived in Keble houses (both condominium and other Keble houses elsewhere in the city); the shortage of budget; and the refusals of the local communities to receive the compensation amount; the difficulty to get information from the dwellers, low-level of commitment from some government officials.

Some of the points that are extracted both from government officials and the local communities about the major challenges facing in the process of urban renewal and that delayed the pace of the project are unsatisfactory level of compensation (very law and un attractive compensation), low-level of commitment from government officials, Low level of community

participations, the shortage of houses and handling of lands for the private house owner ship, inconsistency of government policies and program, strong social attachments of the local communities and wrong perception of the societies living communal buildings and impartiality at the time of measurement and compensation (rent seeking).

4.16. Major Findings of the Research

From this research the following findings and implications has clearly manifested:

- Inconsistency of government policies and strategies towards the implementations of the renewal projects.
- In adequate amount of budget for the executions of urban renewal projects.
- Unfair compensation amount for the displaced private house ownerships.
- Low levels of skills, proficiencies (low educational status) and commitments of the employees working in the project office.
- Shortage of physical infrastructures in the areas where the local communities were relocated.
- The local communities are exposed in to additional transportation costs.
- Social detachments among the local communities.
- Just after relocation the income of the local communities is reduced to some extent.

However, to the opposite the researcher envisioned some promising from the project like better images for the city, managing urban land effectively and efficiently, delivering different services for the dwellers and creating employment opportunity and reducing the levels of crime and the like.

CHAPTER FIVE

CONCLUSION, RECOMMENDATION AND FUTURE PROSPECTS

5.1. Conclusion

Although urban renewal projects are experienced in some other African countries, it is relatively a new experience in Ethiopia. In our country the concept of urban renewal is developed in relation with the building of condominium houses. But recently the concept of urban renewal is widely known and considered as one of the development strategies towards addressing urban poverty and improving physical image of the city. Therefore, to achieve this objective currently the Addis Ababa city government has launched different urban renewal project in different parts the city with the huge amount of money.

The research is conducted with the overall objectives of assessing the major challenges and achievements of the urban renewal projects by selecting Arada sub-city as a case study. Thus questionnaires are distributed for the local communities who are going to be relocated to another area and to the government officials who are working in the urban renewal project office.

In the case of Arada sub-city the process of urban renewal faces various types of challenges emanating from the complex nature of inner city renewal and the process itself. The major challenges are implementation problems, financial problems, general problems (infrastructure, economic, etc.) and to some extent problems in relation with community willingness.

The survey indicated that the urban renewal process in Arada sub-city is highly affected by the implementation problem out of all the categories of the challenges. Because, among the respondents 86.7 percent felt the intensity of the challenge from medium to very high level. And although there is a variation in percentage of the respondents', they accepted low level of skills and proficiency of employees, inconsistency of government policy, inadequate amount of budget for the project and lack of commitment and good will of employees as factors affected the implementation process of the project. Therefore this problem indirectly posed a challenge on the implementation strategies designed by the government such as site clearing, land preparation, and endowing the sites with infrastructure.

With regard to problems in relation with the willingness of the communities, the study shows that it is not as such a major challenge for the project. In other words the local communities were cooperative enough for the government on condition that the government paid fair compensation for them.

The research also indicated financial deficiency as the second challenge of the project. This problem is also escalated by the sky rocketing price of construction materials. This trend of financial shortage will have undesirable consequences in the field in the future. Corresponding this, there is a lack of clear policy to public participation in the planning renewal process and to decide for its fate is not clear.

Finally, the survey shows that the project also tied with general problems like infrastructure, economic and the like. Thus the displaced communities complained about lack of different supplies such as, water supply, sewerage system and related facilities. In addition before their relocation the majority of the people were engaged in various economic activities, however, after displacement to the outskirts of the city they lost this opportunity and their income is reduced.

5.2. Recommendation and Future Prospects

The study has shown the major challenges experienced in the urban renewal process, and how the challenges affected the performance of the project in particular and the program in general. Based on the findings, the following major recommendations are forwarded to mitigate the challenges.

In order to improve the problems of implementation the following actions has to be taken:

- Government should follow constant policy by setting clear guidelines and working strategies towards the implementations of this project. For instance, before relocation the available housing stocks particularly Kebele and condominium houses should be assessed, the amount of compensation given to the private house holders should consider the time value of money and the real market prices of building materials.
- Since employees have low level of skills and proficiency hiring (recruiting) well qualified personnel on one hand and giving in-service or on-job training on the other side is supremely pivotal.
- The compensation given for the displaced communities is by far less than the expected amount and hence they are dissatisfied. Therefore the government should consider the amount to be paid.

In order to alleviate problems in relation to finance the following measures should be taken in to account:

- Government has to allocate enough budgets for the running of the project; have to create suitable environment for the various stake holders mainly private investors to participate in such project and seek loans and funds from aid agencies.
- There should be a mechanism by which government controls misuse of public budget allocated for deliberation of the project.

In order to ameliorate the challenges in relation with general problems like infrastructure, economic, social and other public services, government and other stake holders have to take the following activities:

- Prior to relocation of the local communities, facilities such as electric light, water supply, sewerage system and other services has to be setup.
- Income generating mechanisms should be designed for the displaced communities as a remedy for their financial constraints.
- Enforce to bring meaningful participation in the planning and implementation of the renewal projects.
- To ensure the participation of people in planning process in the proclamation enacted and the regulation ensured by the government has to be modified.
- The existing of urban, social and economic fabrics should be used as potentials for future development.
- Having better urban structure by itself is not an end it has to be creating better socio-economic status for urban dwellers. Then, the proposals of urban renewal plans should be in physical social and economic sphere.
- To apply well planned, easily available residence and attractive city (create beautiful image of the city).
- Existing high quality of living conditions, increase the income of the society and better infrastructure services in general.

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APPENDIX- 1

DEVELOPED QUESTIONNAIRES FOR SELECTED COMMUNITY MEMBERS

Dear participants: This questionnaire should be filled only to know the challenges of urban renewal projects to the displacement in the households. The aim of this questionnaire is to collect data to reassess the government policy on displaced community has access to utilities, facilities and services will be fulfilled or maintained and face challenges to adopt new culture and social relationship.

A. Background of Resettled Households

1. Your age: a) 25-35 b) 36-45 c) 46-55 d) 56-65 e) 61-70 e) 66-75 f) Above 76
Sex a) Male ----- b) Female-----
2. Marital status?
 - a. Single c. Separated
 - b. Married d. widowed
3. Religion _____
4. What is your ethnic background? _____
5. Educational level: a) illiterate b) primary school graduate c) secondary school graduate d) diploma e) 1st degree e) 2nd degree & above
f) If other (please specify) _____
6. What educational facilities have you had in Basha Wolde Chilot (BWC)?
 - a. Government school c. Private school
 - b. Public school d. Religious school e. mission school
7. How long have you stayed in Basha Wolde Chilot (BWC) area? _____
8. What health institutions did you have in the BWC area?
 - a. Hospital c. Clinic
 - b. Health center d. if others (please specify) _____
9. What type of intervention is applied in the residential area?
 - a. Renewal b. Up-grading c. to provide infrastructure and service
10. What benefit do the displaced neighborhoods get from the urban development program?
 - a. Facilitate permanent settlement c. Direct common house building
 - b. Facilitate temporary resident e. all

If "other" Suggest it _____

11. Have you faced any challenges because of the urban renewal program?

- a. Yes b. No

If you say "yes" How it affect _____

B. Economic Assessment of Household

12. What is the level of your income after living in the new site?

- a. Lower
b. Middle c. Higher

13. Employment status

- a. Government b. Formal self employed
c. Informal self employed d. NGO/private firm
e. Unemployed and retired g. if other please specify _____

14. What is average monthly income (in birr) when you were at BWC?

15. What is your average monthly income (in birr) in the new site?

16. Did you have part time job when you were at BWC?

- a. Yes b. No

If your answer is "yes" please specify the job _____

17. What is your average monthly expenditure (in birr) in B W C?

18. What is your average expenditure in the new site?

19. Where do you get the deficit, if your monthly expense is greater than the income?

- a) Previous deposit b) Credit
c) Others help d) if other please specify _____

20. How far the location of your job when you were in BW C?

- a) Within walking distance

- b) 2 kilo meters c) 5 kilo meters d) Above 11 kilo meters

21. How far is location of your job in the new site?

- a) Within walking distance

- b) 2 kilo meters c) 5 kilo meters d) Above 11 kilo meters

22. How much was the amount of house rent when you were at BWC?

C. Assessment for Housing Condition

23. Ownership of house in BW C

- a) Private c) Private rent

- b) Government d) Other

24. Ownership of house in the new site

- a) Private c) Private rent

- b) Government d) Other

25. What purpose did your house serve in BW C?

- a) Residence b) Residence and commerce

- c) Commerce d) Rental

- e) if other please specify _____

26. What purpose does your house serve in the new site?

- a) Residence b) Residence and commerce c) Commerce

- d) Rental d) if other please specify _____

27. How many of rooms did your households excluding kitchen and toilet in BW C?

- a) One b) Two,

- c) Three, d) Four and above

28. The number of rooms your households excluding kitchen and toilet in the new settlement

- a) One b) Two

- c) Three d) Four and above

29. Was your house enough to accommodate your family when you were in BW C?

- a) Yes b) No

If your answer is "no" what is the reason? Please specify _____

30. Is the new house enough to accommodate your family in the new site?

- a) Yes b) No

If your answer is “no” what is the reason? Please specify _____

31. Road access to the house in BWC

- a) Gravel b) Paved c) Asphalt

32. Road access to the house in the new site

- a) Gravel b) Paved c) Asphalt

33. Toilet facility in BWC

- a) Private b) Common c) None

34. Toilet facility in the new site

- a) Private b) Common c) None

35. Bathing facility in B W C

- a) Private b) Common c) None

36. Bathing facility in the new site

- a) Private b) Common c) None

37. Kitchen facility in BW C

- a) Private b) Common c) None

38. Kitchen facility in the new site

- a) Private b) Common c) None

D. Infrastructure Assessment

39. What was the usual means of transportation system when you were at BWC?

- a) Walking b) Walking and bus
c) Bus d) Bus and taxi
e) Own car f) Service

40. What is the means of transportation in the new site?

- a) Walking b) Walking and bus
c) Bus d) Bus and taxi
e) Own car f) Service

41. What is the Source of water in BWC?

- a) Own tap water b) Shared /public tap water
c) Purchased from private tape water d) Stream and well
e) Other

42. What is the Source of water in the new site?

- a) Own tap water b) Shared /public tap water
- c) Purchased from private tape water d) Stream and well
- e) Other

43. What is the expenditure monthly for water?

44. Did you have your own telephone line when you were in BWC?

- a) Yes b) No

If your answer is "no" please specify _____

45. Do you have telephone line in the new site?

- a) Yes b) No

If your answer is "no" please specify _____

E. Compensation and Resettlement Assessment (for the community)

46. Were you consulted and morally prepared before resettling?

- a) Yes b) No

If your answer is "no" please specify _____

47. Did you get benefits in the new site?

- a) Yes b) No

If your answer is "yes" please specify _____

If your answer is "no" please specify _____

48. If your previous house was your own, what compensation do you get now?

- a. house only b. house and money
- c. Money only d. None

48.1 If your answer is 'a' specify _____

48.2 If your answer is 'b' specify _____

48.3 If your answer is 'c' specify _____

49. Do you think the compensation is enough to sustain your need?

- a) Yes b) No

If your answer is "no" please specify _____

50. Were you given the chance to plan your plot and build-up the required structure?

- a) Yes b) No

If your answer is “no” please specify _____

F. Social network Assessment

51. Is there any age group who affected by the renewal program?

- a) yes b) no

If your answer is “no” please specify _____

52. Which age group of the community is affected by the displacement program?

- a. Youth c. Old age
- b. Middle age d. Infants

53. Which type of occupational institution is affected in the new site?

- a. Civil servant b. Private worker
- c. NGO d. Unemployed

54. Which social group and /or social institution is more inconvenience?

- a. Idir b. Ekub
- c. Mahiber d. if any more please specify _____

APPENDIX- 2

INTERVIEW CONDUCTES FOR THE DISPLACED COMMUNITY

Name -----

Age ----- Sex -----

Duration ----- Marital status -----

1. What is the living condition in the area?

2. How do you understand the intervention of the government in regards to the resettlement program?

3. What type of effect occurs after displacement among the family members?

4. Is would the compensation given for the project enough to re-construct new residential building?-----

5. Is the new surrounding well constructed and fully serviced (water supply, electricity, road, drainage, sewage etc)?

6. How is the economic activity of the family affected?

a) not very much b)very much c) not at all d) Bad e) very bad

7. What is the situation of social network such as Idir, Equb , Mahiber e.t.c.

8. What is the overall community institution?

9. Is the resettlement policy based on living style of the community at large? a) yes b) no

10. What are the strengths and weaknesses of the government policy intervention: such as Up-
grading and /or renewal program in the settlement program?

APPENDIX- 3

QUESTIONNAIRE TO BE FILLED BY OFFICERS WORKING IN LAND DEVELOPMENT, BANK & URBAN RENEWAL PROJECT OFFICES.

This questionnaire is developed to obtain views of government officials regarding the major challenges and prospects of the urban renewal projects in Arada sub –city. The information collected through the questioner will be used for the study which I am currently undertaking for the partial fulfillment of the requirement for MA degree in URBAN Development and Management given at Addis Ababa University. The information you provide is highly privileged and will only be used for academic purpose and I assure you that the information is kept confidential. I hope that the findings will have a paramount contribution for the development of the project

Please give your answers by circling the letter of your choice for the multiple questions and by writing on the space provided for the open ended questions.

Thank you in advance for your cooperation.

Hagos Tadesse

SECTION A: INTRODUCTORY INFORMATION.

1. Name of your office _____
2. Position in your office. _____
3. age: a) 20-30 b)31-40 c)41-55 d)above 55
Sex a) male ----- b) female-----
4. Marital status: a) single b) married c) divorce
5. Educational level: a) diploma b) 1st degree c)2nd degree d) PhD
 e) If other (please specify) _____
6. Job related experience:
 - a) less than two years
 - b) 2-5 years
 - c) 6-10 years
 - d) above ten years
7. Provide current information about the urban renewal project in theBasha Wolde Chilot.
 - a) Total areal coverage _____

- b) Action areal coverage _____
- c) total number of households that will be displaced _____
- d) Number of households currently displaced _____

Section B: Basic information:

8. Who takes part of the major share in the urban renewal projects?
- a) Government
 - b) The local communities
 - c) Non-governmental organizations
 - d) Private investors
 - e) Other (please specify) _____

9. What is (are) the primary objective(s) of the urban renewal project?
- a) To improve the physical image of the city
 - b) To address urban poverty
 - c) To alleviate the problem of housing in the city
 - d) All
 - e) Other (please specify) _____

10. Please indicate the intensity of challenges posed by the following major categories of urban renewal problems in the projects currently under taken. (tick)

No	Major categories of challenges	Intensity of challenges				
		Very high	high	medium	low	None
1	Implementation problems					
2	Problems in relation to willingness of communities					
3	Financial problems					
4	General problems (infrastructure, economic ,etc)					
5	Others					

11. In your opinion which categories of the problem have mostly affected the performance of the project in the sub-city?
- a) Implementation problems

- b) Problems in relation with willingness of communities
- c) Financial problems
- d) General problems
- e) Other problems

12. Do you think the urban development plan properly implemented by project designers?

- a) Yes b) no

13. How do you rate the challenge posed by implementation problems for the sustainability of the project? a) High b) medium c) least d) it is not a challenge at all

13.1. If your answer for question no 13 is "high", what do you think about the causes for the existence of implementation problems?

- a) Inconsistency of government policies and strategies
- b) Lack of commitment and good will of employees
- c) Low levels of skills and proficiency of employees
- d) Inadequate amount of budget for the running of activities.
- e) Other(please specify) _____

13.2. Please explain how the factors mentioned above (question 13.1) affected the urban renewal Project in particular and the program in general?

13.3. In your opinion who is responsible to mitigate (solve) the implementation problems?

- a) The government b) the local community c) Private investors
- d) Professionals/planners e) all

If others (please specify) _____

13.4. What role should the stakeholders take to mitigate (solve) the implementation problems in this project?

- A) The government. _____
- B) The community _____

C) The private sectors _____

D) Professionals _____

14. How do you evaluate the meetings and discussions held with the local communities?

- a) Very good b) Satisfactory c) moderate
d) Unsatisfactory e) cannot decide.

14.1. If your answer for the above question (Q-14) is unsatisfactory, then what are the reasons? _____

14.2. Do you think that the compensation scheme can satisfy the displaced communities?

- a) Yes b) No

14.3. If your answer for the above question (14.2) is No, then what are the reasons?

14.4. Which type of house ownerships are satisfied by the paid compensation?

- a) Private house ownership b) Keble house ownership

15. Does the renewal project proceed in accordance with the time frame set by the office?

- a) Yes b) no

15.1. If your answer is No, please point out the factors that delayed the project?

16. Please indicate the level of your agreement for the opportunities that will be obtained by the urban renewal project. (Tick)

No	Opportunities obtained from the project	<i>Your level of agreement</i>			
		<i>Strongly agree</i>	<i>Moderately agree</i>	<i>disagree</i>	<i>strongly disagree</i>
1	Job opportunity for the unemployed				
2	Better services for the dwellers				
3	Enabling to use or manage urban land				

	efficiency.				
4	Reduce the level of crime				
5	Better images for the city				

17. What development changes do you expect to see in urban renewal projects in the coming five years?

18. Opportunities of the project:

a) For the dwellers

b) For the city

c) For the unemployment

19. What major challenges are facing in the process of urban renewal?

20. Please give your general comment:

Thank you

STATEMENT OF DECLARATION

I, Hagos Tadesse, declare that this study entitled “*Challenges and Prospects of Urban Renewal Projects in Addis Ababa: The Case of Besha Wolde Chilot, Arada Sub-Cit,*” is my original work and has not previously been submitted to any University for a degree. Furthermore, all sources, in this thesis, referred to have been duly acknowledged.

Name	Signature	Date
<u>Hagos Tadesse</u>	-----	-----

This thesis has been submitted for examination with my approval as university of advisor.

Name	Signature	Date
<u>Berhane Mehary (PhD)</u> Advisor	-----	-----