

The Right to the city- The Socioeconomic Implications of Moving to Condominiums: The Case of Condominium Residents in Jemo Expansion Area of Addis Ababa, Ethiopia

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June, 2016

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A Thesis Submitted to the School of Graduate Studies of Addis Ababa University in Partial Fulfillment of the Requirements for the Degree of Master of Arts in Sociology

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Declaration

I hereby declare that this thesis is my original work and has neither been presented for a degree in any other University nor was published before and that all sources of material used for the thesis have been duly acknowledged.

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This is to certify that the thesis prepared by Bewunetu Zewude, entitled: *The Right to the City- the Socio-Economic Implications of Moving to Condominium Houses: The Case of Condominium Residents in Jemo Expansion Area of Addis Ababa, Ethiopia* and submitted in partial fulfillment of the requirements of the degree of Degree of Master of Arts in Sociology compiles with the regulations of the University and meets the accepted standards with respect to originality and quality.

Signed by the examining committee

Examiner (Internal) _____ Signature _____ Date _____

Examiner (External) _____ Signature _____ Date _____

Advisor _____ Signature _____ Date _____

Chair Person _____ Signature _____ Date _____

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Table of Contents

Contents	Page
1. Chapter One: Introduction.....	1
1.1. Background of the Research.....	1
1.2. Statement of the Problem.....	4
1.3.Objectives of the Research.....	7
1.3.1. General Objective.....	7
1.3.2. Specific Objectives.....	7
1.4. Significance of the study.....	8
1.5. Definition of concepts.....	9
1.6. Scope of the study.....	9
1.7.Limitation.....	10
2. Chapter Two: Review of Related Literature.....	11
2.1.Urbanization and housing problems.....	11
2.2.Housing.....	13
2.3.Housing policy and legislations.....	15
2.4.The Right to the City.....	18
2.5.Theoretical Model.....	24
2.5.1. The Human Security Model.....	24
2.6.Summary of the literature review.....	28
2.7.Conceptual framework.....	29
3. Chapter Three: Methods of the Study.....	31
3.1.Study design.....	31
3.2.Approach of the study.....	31

3.3.Sources of data.....	32
3.3.1. Primary data sources.....	32
3.3.2. Secondary data sources.....	32
3.4.Research Methods.....	33
3.5.Selection of research site and participants	37
3.6.Sampling procedure	39
3.7.Method of data analysis	41
3.8.Ethical considerations.....	42
4. Chapter Four: Data Analysis, Presentation and Discussion.....	43
4.1. Background of the study area.....	43
4.2.Changes in the economic security of households.....	45
4.3. Changes in community security.....	55
4.4.Access to and affordability of social services	69
4.5. Problems and coping strategies.....	78
4.6. Environmental and personal security.....	85
5. Chapter Five: Conclusion, Recommendation, and Future research.....	97
5.1.Conclusion.....	97
5.2.Recommendation.....	101
5.3. Future Research.....	104
6. References.....	106

List of Tables

Table 3.1. Summary of specific objectives, units of analysis, & methods.....	36
Table 4.1. The socio-demographic characteristics of survey respondents.....	45
Table 4.2. The frequency distribution of HH heads by employment status before and after relocation.....	48
Table 4.3. Monthly income of HHs before and after relocation.....	51
Table 4.4. Correlation of educational status of HH head and monthly income.....	52
Table 4.5. HH's participation in <i>idir</i> before and after relocation	55
Table 4.6. HHs' patterns of participating in idir	57
Table 4.7. Variations of HH's participation in idir before & after relocation based on how they occupied the current area	59
Table 4.8. HH's participation in ekub before and after relocation.....	60
Table 4.9. Cross tab showing employment status and HHs' participation in ekub	60
Table 4.10. Variations of HHs' participation in ekub before & after relocation based on how they occupied the current area	61
Table 4.11. Patterns of HHs' participation in Mahiber in terms of how they occupied the current area	62
Table 4.12. HHs' tendency of drinking coffee with neighbors before and after relocation	65
Table 4.13. the frequency distribution of the housing situation of HHs before relocation.....	86
Table 4.14. the frequency distribution of HHs by the type of energy used.....	88

Lists of photos

Photo 1. The malfunctioning of the sewerage system in the condominiums.....	84
Photo 2. The systematic readjustment of narrow private space (studio) as a coping strategy.....	91
Photo 3. showing the use of public space.....	93
Photo 4. The variation between gated condominiums with better security fence and with no such fence	95

List of Figures

Figure1. Conceptual framework.....	29
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List of Maps

Map1. Showing the geographical location of the study area-Jemo.....	44
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Lists of Appendixes

Appendix 1. Description and lists of research participants

Appendix 2. Check-lists of interviewer administered questionnaire, observation and in-depth-
interview

Appendix 3. Letter of approval from the department of sociology, Addis Ababa University

Appendix 4. Detailed information of condominium houses built within Nifas Silk Lafto sub-city

Acronyms

AAU:- Addis Ababa University

DIDP: - Development-Induced Displacement Program

EDHS:- Ethiopian Demographic and Health Survey

EPRDF:-Ethiopian People’s Revolutionary Democratic Front

ETB:- Ethiopian Birr (Local currency)

FDRE: - Federal Democratic Republic of Ethiopia

HHs: - House Holds

IHDP: - Integrated Housing Development Program

IRR:-Impoverishment Risk and Reconstruction

MoFED: - Ministry of Finance and Economic Development

MWUD: - Ministry of Work and Urban Development

OHCHR: - Office of the United Nations Higher Commissioner for Human Rights

UN: - United Nations

UNECOFA: - United Nations Economic Commission For Africa

UN-HABITAT: - United Nations Human Settlement Program

Abstract

This study was aimed at assessing the socioeconomic implications of residential relocation, i.e., changes in the socioeconomic and cultural situations of residents up on moving to the condominium housing, with particular emphasis on households living in the condominium houses of Jemo area in Addis Ababa. A cross sectional survey design was used to see the changes that these households experienced. A total of 209 condominium residents and officials of the housing agency were selected using a snowball sampling procedure of non-probability technique. Both quantitative and qualitative data were collected through small scale survey, in-depth interview and observation and analyzed both thematically and using SPSS version 20. The Human security Model was contextualized by the researcher to specifically fit to the main research purpose and was used to help the analysis of the data. It has been found that moving to the condominiums has improved the main housing facilities of relocatees compared to their previous area of residence. Moreover, the quality of the house and the sanitary situations of it and the surrounding environment have been found to be improved, among other things. However, moving to the condominiums, in sharp contrast to expectations, has also caused losses to the relocatees in many aspects in terms of dismantling the social fabrics of communities, reducing the income and employment opportunities of HHs, lack of access to social services such as public schools and health care facilities, and weakening neighborhood relationships.

Key words: - *Displacement, Residential relocation, the right to the city, Condominium housing, access to social services, traditional social organization.*

Glossary of terms

Areke:- local whisky traditionally distilled from malted grain.

Ekub:- is a traditional saving association in which people living or working around same area or even in distant areas but who well know and trust one another are involved.

Idir:- is a traditional association established mainly for the purpose of providing material, financial, and emotional services to the families of the dead during the event of the death of a close relative.

Mahiber:- is a religiously-oriented association established by a group of individuals having similar religious affiliation for the purpose of commemorating a certain spiritual agent like saints.

Tella:- local beer made from different grains commonly drunken especially in the rural areas of Ethiopia.

CHAPTER ONE: INTRODUCTON

1.1. Background of the Research

The Integrated Housing Development Program stands in line with Millennium Development Goals that seeks to reduce by half residents without access to safe drinking water and sanitation by 2015 and that seeks to bring about considerable improvements in the lives of at least a 100 million slum dwellers by 2020. It is also concerned with the objectives of upgrading the conditions in urban areas, achieving high density development and trimming down the cost of infrastructure, lowering the rate of urban sprawl and reducing slums in Ethiopia by about 50%. Through this program, the government aims to finance and construct much needed accommodations giving priority to the interest of middle and low-income households (Ethiopia 2011:36).

The Integrated Housing Development Program (IHDP) is a government-led and financed housing provision program for low and middle-income households in Ethiopia which was launched in 2004. Condominium housing, on the other hand, is a name given to the form of housing tenure where each resident household owns their individual unit, but equally shares ownership and responsibility for the communal areas and facilities of the building, such as hallways, heating systems, and elevators. There is no individual ownership over plots of land; all of the land on a condominium is owned by all home owners (UN-HABITAT 2010:14).

In most developing countries, condominium house has different meaning and purpose, and is mostly constructed by the public sector (Habte 2010). According to Martha and Carol (2006 cited in Habte 2010:1), the prime objective of condominium housing is to provide affordable and low- cost housing for low and middle income groups.

Since the start of the Integrated Housing Development Program in 2005, half of the initially targeted number of housing units (213,000) has been built nationwide, presenting low-income residents a chance to secure tenure in accommodations with basic services and infrastructures (MoFED 2010). However, according to the report of the UN-HABITAT (2010), these houses are still outside of the financial reach of the poor in the country with government estimates suggesting that as much as 70 percent of the low-income tenants that receive these houses rent them out to households with higher income as they can't make the bank loans or the necessary monthly mortgage payments.

The international charter of safeguarding human rights in the city (1990 cited in Brown & Kristansen 2009:19) states that the city is a collective space which belongs to all those who live in it, who have the right to find there the conditions for their political, social and ecological fulfillment, at the same time assuming duties of solidarity. On the other hand, it has been argued that slum resettlement fosters economic growth through the provision of land for private investments, and provides a better standard of living and infrastructure for residents (Dupont 2008; Cernea 1997). Despite this, changes in the socio-economic and cultural situations of residents that were relocated to the communal houses are inevitable. Given the fact that the great majority of people in Ethiopia in general and in the towns, including Addis Ababa in particular, are employed in the informal economic sector (Gosaye 2008), the change in residential area is expected to positively or negatively affect the economic activity and participation of the residents, especially women and persons with inadequate training for formal employment.

According to Lefebvre (1991 cited in Purcell 2002), urban inhabitants have two principal rights as far as urban space is concerned. One of these rights is to actively participate in decision making processes that contribute for the production of urban spaces. The second right that is

related to the first is the right of appropriation which involves the right of inhabitants to physically access, occupy, and use urban space. Moreover, it has been made clear that the right of appropriation not only includes the right to occupy the ready-made urban space, but also the right to produce and reproduce urban space in a way that meets the needs of the inhabitants which ultimately makes the complete usage of urban space possible. Therefore, the extent of relocatees' participation in the planning and implementation of the displacement and relocation process and the patterns of making, remaking and using public, semi-public and private spaces in the current area of relocation needs rigorous study.

Moreover, the fact that traditional culture of mutual help and solidarity that persisted in Ethiopia since time immemorial plays a key role in the day to day life of people; the change in spatial structure of residence and relocation to far away areas from the previous is likely to cause change or disruption of those social bonds. Above all, alteration in residential areas is also expected to bring changes in the quality of life of people. Finally, access and opportunities of inhabitants to various social services such as health care and education is also likely to change along with alterations of types and patterns of residential areas. Understanding such changes has both theoretical and practical applications. In fact, a lot has been done as far as urban renewal activities in Addis Ababa and relocation of displaced people to various expansion areas is concerned. Nevertheless, the already available researches (e.g. Jan & Gezahegn 2013, Misikir 2014) commonly focus just on the situations of displaced households and not on how residents' overall situations change as a result of change in the area of residence, whatever the cause of residential mobility might be. Moreover, most were interested in researching particularly on those who moved to the condominiums through forced displacement.

This research was therefore, meant to see the socio-economic and cultural implications of residential relocation with particular reference to residents resettled to condominium houses leaving their previous areas as a result of the government-led Integrated Housing Project in Jemo condominium site of Addis Ababa city, Ethiopia. By doing so, the research was aimed at narrowing the research gap of understanding changes in the overall situations of residents followed by changes in the types and areas of residential dwellings in Addis Ababa.

1.2. Statement of the Problem

Understanding the positive and negative impacts of residential relocation and the likely changes that are introduced to the people relocated is indeed an issue that requires rigorous study due to its multifaceted implications on the various stakeholders involved in the process, especially the residents. There are a number of researches undertaken pertaining to the scenario both in Addis Ababa and the other parts of Ethiopia. However, these previous studies commonly emphasized on certain particular issue and limited units of analysis which the present research want to go beyond. The present study differs from those previously been undertaken in various ways as indicated below.

Etenesh (2007) studied the impact of development-induced displacement of female headed households in inner city slum areas of Addis Ababa and found the disadvantageous position of female headed households compared to their male counterparts in terms of loss of income and increased transport costs, breaking of the traditional social ties of the earlier location, and inability of the households to continue to engage in various mutual self-help traditional associations after the displacement. Moreover, Gezahegn & Jan (2013) researched the implication of urban development-induced resettlement on poor households in Addis Ababa in

Ayat, Akaki & Gerji. They found that the households studied experienced differential quality of housing and increasing costs of rent, income loss, changing school for children, health problems, and loss of savings.

Another study has also been conducted by Gebre (2008) on the impact of resettlement projects on low-income households in Addis Ababa with particular emphasis on those households displaced from their former public/kebele houses and he found that the relocated households encountered problems related to water, sanitation, education, and health care in addition to loss of income and increased transport costs. Moreover, Tesfa (2014) researched on the effect of development induced displacement on relocated households in Ayat area of Addis Ababa and came up with the finding that the households faced financial and service related problems despite that housing quality has been improved along with moving to the condominiums. Above all, Misikir (2014) also studied the effects of urban development activity on relocated households in the Arada Sub-city of Addis Ababa. His study concentrated particularly on poor households that were displaced from the sub-city and relocated to various expansion areas. Like others mentioned above, he too concluded that displacement has negatively affected the households.

Indeed, studies undertaken on the issue of displacement and relocation are not just the ones mentioned so far. In addition to those conducted by many graduate students of Addis Ababa University, individuals from outside higher education institutions have also participated in researching the issue. For instance, Yitbarek (2008) from the Norwegian University of Science and Technology studied on urban upgrading in tenant-dominated inner-city settlements in Addis Ababa. Alazar (2015) has also made an ethnographic case study of a changing city and its emerging residential environments. In addition, Wubzena (2013) studied the impacts of new housing developments on *idir* in Addis Ababa. In sum, almost all of the researches undertaken

thus far on the issue of displacement and relocation have findings that view it as problematic in causing adverse economic, cultural and social consequences on the displaced households.

The fact that there are numerous researches both the ones indicated above and perhaps so many others not mentioned here conducted on the topic of displacement and relocation reveals that the issue is far from being new. Most of these researches assessed residential relocation and movement of urban inhabitants to the condominiums paying much attention to the *ex-kebele* dwellers who later moved to the condominiums. Furthermore, they emphasized on forced displacement and failed to include other categories of urban inhabitants who are likely to move to the condominiums through ways other than displacement of any kind. Nevertheless, none of the previously conducted studies have tried to see the issue from the perspective of the right to the city notion. Moreover, being a recent phenomenon, the construction of condominium housing and the movement of people to these new areas of residence and dramatically new housing patterns will continue in the future which in turn demands a continuous study on the socio-economic and cultural changes that the moving households may experience following the process.

According to World Charter on the right to the city (2005), cities should guarantee for all their citizens permanent access to public services of potable water, sanitation, waste removal, energy and telecommunications services, and facilities for health care, education, basic-goods supply, and recreation, in co-responsibility with other public or private bodies, in accordance with the legal framework established in international rights and by each country. Moreover, the charter also states that cities should guarantee accessible social fees and adequate service for all persons including vulnerable persons or groups and the unemployed – even in the case of privatization of public services predating adoption of this Charter.

The present study differs from the previous ones in that it was interested to primarily examine the issue of residential change and the movement of people to condominium houses under the theme of the right to the city concept .i.e. how far the notion of the right to the city is practicable in Addis Ababa within the framework of the Human Security theoretical model. Accordingly, the researcher was interested to see the extent to which inhabitants of condominium housing in Addis Ababa have their right to affordable housing, safe environment, public services, and adequate space maintained, among other things. Furthermore, the implication of moving to condominium houses on community security was the other issue worth to be investigated. Above all, the problems faced by the residents, the coping strategies adopted therein, and institutional responses were also issues to which the present study interested.

1.3. Objectives of the Research

1.3.1. General Objective

The general objective of the research was to assess the changes in the socio-economic and cultural situations of condominium residents accompanying changes in their residential location and housing patterns among residents in Jemo condominium site of Addis Ababa city, Ethiopia.

1.3.2. Specific Objectives

- To assess changes in the economic security of residents following their residential change
- To examine changes in the level of community security
- To scrutinize changes in the access to and quality of social services
- To explore the problems and coping strategies adopted by residents and institutional responses
- To investigate changes in the environmental and personal security of residents

1.4. Significance of the study

The very central question and enthusiasm of the researcher in this study was empirically understanding whether condominium houses have really improved or worsened the life of “beneficiaries” in Addis Ababa from the perspective of the people who are residing in those houses, i.e., qualitatively comprehending the reality behind what most of us hear and think about the magnificence of life in the condominium houses. Such concern, in fact, has not been widely researched in Ethiopia, especially in Addis Ababa, due to condominium houses being a recent phenomenon, which shows the existence of some gap in the theoretical knowledge about the issue. Even the few researches so far undertaken related to the scenario opted to emphasize on the absolute disadvantages of residential relocation and the communal housing structures rather than the changes experienced by the residents as a result of the change in their residential location and housing pattern. Therefore, the present study undoubtedly contributes empirical findings to the existing theoretical knowledge in the area. Furthermore, the recency of condominium housing and the likelihood of it to continue in the future is expected to bear persistent research interest among academicians and researchers. Hence, this study can serve as a stepping stone and an input for those interested in undertaking further studies about the issue under consideration. Above all, the research will have broad policy applications where the findings may require the concerned bodies both to work on the strong sides and improve on the weak ones.

1.5. Definition of Concepts

The following definitions have been provided to ensure uniformity and create common understanding throughout the entire paper. The definitions do not involve operationalization of the terms by the researcher but are derived from the literature.

Condominium housing: - the form of housing tenure where each resident household owns its individual unit, but equally shares ownership and responsibility for the communal areas and facilities of the building, such as hallways, heating systems, and elevators (UN-HABITAT, 2010).

Displacement: - refers to the situation in which people are forced or obliged to flee or to leave their homes or places of habitual residence, in particular as a result of or in order to avoid the effects of large scale development projects (Asplet 2013).

The Right to the City: - is the equitable usufruct of cities within the principles of sustainability, democracy, equity, and social justice (World Charter for the Right to the City 2005:2). Or according to Rodrigues (2015:219), it is an inclusive right ascribed to all those who live in the city and desire to accede its resources and opportunities to satisfy their needs and aspirations.

1.6. Scope of the Study

The scope of this research was delimited to collecting qualitative and quantitative data relevant to the socio-economic and cultural implications of residential relocation, the problems encountered by condominium residents and the coping strategies they developed to withstand the challenges, and institutional responses regarding the problems, from condominium house residents in *Jemo* area of Nifas Silk Lafto sub-city of Addis Ababa.

1.7. Limitation

One of the limitations the researcher encountered in the present study is inability to obtain data from the highest government officials. It is not clear for the researcher itself as to when does these officials especially at the level of directorate do their jobs; every time one asks their secretaries, the usual response is “s/he is on meeting”. Though the researcher held frequent appointments with them, but still failed to succeed. Therefore, the lost data from the highest officials such as directorate director of the housing agency have been compensated by interviewing officials both at the sub-city (*Nifas Silk Lafto*) level and city administration level.

The other challenge was doubt and misunderstanding of the purpose of the research. Some interviewees that could have provided immense data, especially on the relocation process have withdrawn from interview doubting that the research has some political agenda. This was true also for some officials, particularly among police officers at the sub-city level. Passing through harsh bureaucratic processes to reach at a certain official was in fact a bit tough. Taking extended time to persuade by explaining the overall objective and purpose of the research both for the residents and the officials, however, the researcher was able to obtain data sufficient to address the whole specific research objectives.

Chapter Two

2. Review of Related Literature

The purpose of this section is to review what different authors have written and found about housing, relocation, urbanization and housing problems and the consequences of development induced relocation. Moreover, concepts related to relocation have also been widely treated in the chapter. Above all, the notion of the Right o the City also constituted a significant share of the review. Books, journals, research findings, legal and policy frameworks, and reports of international organizations such as the UN have been intensively reviewed and a detail discussion of the issue is presented in the subsequent sub-sections.

2.1. Urbanization and housing problems

The report by the United Nations (2014) reveals that countries, especially the developing regions of the world are experiencing high rate of urbanization and as a result, a very significant proportion of the world's population is increasingly being concentrated in the urban centers. Since the city is regarded as the engine of growth which propels national economic development, the effects and problems emanating from these population increases have undoubtedly constitute critical challenges to sustainable housing and urban development (Adesoji 2011).

Housing as a global problem spans the need for basic shelter in developing countries and trauma-stricken areas to lack of sustainable and affordable housing in the industrialized world (Fisher, 2002 cited in Okeyinka & Yetunde 2014). Although the problem of housing is universal, it is more critical in less developed countries (Adesoji 2011). The rapid rates of urbanization in most developing countries have led to massive housing shortages and qualitative deficiencies. The rapid urban growth associated with accelerated tempo of socio-economic development has seriously aggravated the shortage of dwelling units, resulting in overcrowding, high rent, slum

and squatter settlements which are feasible features of the urban scene in developing countries (Ozo 1990).

As urban population continues to increase, greater pressure is being placed on existing housing supplies and neither national governments nor the private sector in developing countries have been able to meet the growing demand for basic shelter. Many third world housing development schemes which were put in place to address housing provision issues have always ended up in failure. Many of such schemes meant for housing the poor ended up as middle-class housing (Okeyinka & Yetunde 2014). It is the urban poor that suffer most from such housing misallocations. Therefore, city managers must recognize that housing goals that are set too high translate in to no housing for those who have the lowest incomes (Gregory 1981).

According to UN-HABITAT (2005 cited in Ooko 2013), Africa is the most rapidly urbanizing yet economically poorest region of the world, where almost every country experiences housing shortage. For instance, Zimbabwe's urban housing deficit in 1992 was estimated at about 670,000 units but by 1999, the figure had risen to over 1.0 million; Ghana had an annual housing deficit of about 400, 000 units in 2002. The backlog in provision in South Africa was estimated at 2.3 million in mid 2003. Cameroon has an annual housing deficit of close to 70,000 units while the annual requirement for new dwellings in Ethiopia is estimated to be between 73, 000 and 151,000 housing units. The report of UN-HABITAT (2010b) stated that housing deficit in Ethiopia lies between 900,000 and 1,000,000 units with over 300,000 of these deficits in housing being in Addis Ababa.

The resulting increase in demand for houses will largely be unmet as most of these developing countries are hardly able to satisfy the backlog of accumulating housing shortage let alone rise

up to meet the needs of the new entrants. In Africa for instance, the two megacities- Lagos and Cairo- are perfect examples (Ethiopia 2011).

2.2. Housing

Salau (1992) defined housing as the total residential neighborhood/environment or micro district including the physical structure, all necessary services, facilities and apparatus for the total health and well-being of an individual and family. Accordingly, housing is considered as the totality of the physical environment in which the family and society's basic units must develop. Above all, housing structures are enclosures in which people are housed for lodging, living accommodations or even work places. For Agbola (1998), housing represents a complex of economic, social, and psychological phenomena; it is a combination of characteristics which provide a unique home within any neighborhood and not just a shelter.

Housing is among the basic human needs which have a direct impact on human welfare. Decent housing is fundamental to maintaining an adequate standard of living and social inclusion. People need a place to protect themselves from the elements, secure their belongings, and create a space to share with family. Those who live in sub-standard housing-slums, shanty towns, and poor neighborhoods-may suffer from overcrowding, poor protection from heat, cold and rain, and inadequate access to water and other services. Such conditions often lead to health problem issues, particularly for vulnerable groups of population such as children, women, and the elderly (John, Paul, & Jade 2013).

Housing has been considered as a human right by the Universal Declaration of Human Rights (1948). According to the declaration in article 25(1), it has been stated that: "Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family,

including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control.”

This declaration has been contextualized and adopted by the majority of member states of the United Nations. Ethiopia (1995), for instance, is among the countries that adopted the declaration in to the national legislation. Accordingly, article 90(1) of the constitution of the Federal Democratic Republic of Ethiopia states that “to the extent the country’s resources permit, policies shall aim to provide all Ethiopians access to public health and education, clean water, housing, food and social security.”

The United Nations Committee on Economic, Social and Cultural Rights (1991 cited in UN-HABITAT & OHCHR, 2014:3) has underlined that the right to adequate housing should not be interpreted narrowly and hence, should be seen as the right to live somewhere in security, peace and dignity. Accordingly, for housing to be adequate, it must, at least meet the following criteria:

Security of tenure: housing is not adequate if its occupants do not have a degree of tenure security which guarantees legal protection against forced evictions, harassment and other threats;

Availability of services, materials, facilities and infrastructure: housing is not adequate if its occupants do not have safe drinking water, adequate sanitation, energy for cooking, heating, lighting, food storage or refuse disposal;

Affordability: housing is not adequate if its cost threatens or compromises the occupants’ enjoyment of other human rights;

Habitability: housing is not adequate if it does not guarantee physical safety or provide adequate space, as well as protection against the cold, damp, heat, rain, wind, other threats to health and structural hazards;

Accessibility: housing is not adequate if the specific needs of disadvantaged and marginalized groups are not taken in to account;

Location: housing is not adequate if it is cut off from employment opportunities, health care services, schools, child care centers and other social facilities, or if located in polluted or dangerous areas; and

Cultural adequacy: housing is not adequate if it does not respect and take in to account the expansion of cultural identity (UN-HABITAT & OHCHR 2014:3).

Therefore, this implies that adequate housing is much more than just getting a shelter to protect oneself, a family, and possessions.

2.3. Housing Policy and Legislation

Housing policy as any other policy is a course of action designed by government or non-government body to guide interventions in certain manner and involves not only shelter provision but also social, economical, political, and cultural issues (Esayas 2001).

Governments continuously reshape housing policies and tools in order to produce sufficient housing supply, improve quality and affordability, address particular housing needs, and contribute to other broad social, environmental, and economic policy objectives. From the 1980s, housing policy strategies tended to favor demand-side assistance. More direct policy mechanisms, such as investing in new housing or subsidizing housing production, were

abandoned in some but not all countries. Such assistance roots, however, that have been appraised by the neo-liberal nations were later found to be costly and has been replaced by another (Julie & Vivienne 2007).

In Ethiopia, during the imperial era, urban land and housing was largely the property of the feudal elite. At that time, more than 60% of the residential real estates were rental units. In this situation, widespread speculation by landlords and housing suppliers led to increasing land prices and little investment in new dwelling units for low or middle- income households. Following the 1974 revolution, the Derg adopted a command system to economic production and provision of public services. In this regard, the government was directly involved in the supply of housing and created and managed the cooperative housing delivery system (Abreham 2007:30).

According to Esayas (2001), during the Derg regime different programs undertook the provision of housing and at the beginning the government allocated budget to construct newly rental dwelling houses, which are administered by the Agency for the Administration of Rental Houses. On the other hand, self-help housing, assisted self-help housing, and housing cooperatives were flourished to assist the low-income group. People with low-income working both in formal and non-formal sector were used to be offered a house plan free of charge and technical assistance from the government.

Despite these efforts, according to Abreham (2007), total planned housing production satisfied a small portion of the demand for the period. Various factors contributed to this poor performance. Minimum salary requirements for mortgage loans eliminated a large percentage of the urban population. The processes of forming a cooperative, securing a loan, and acquiring a building

permit were slow and administratively cumbersome. In addition, there was acute shortage of building materials, whose production of rationing greatly extended the period necessary to build.

Following the fall of the Derg regime and the coming of EPRDF to power, the constitution of the country was altered and various developmental policies and strategies, including housing policy were formulated. Accordingly, in 2005, the Council of Ministers of the Federal Democratic Republic of Ethiopia formulated and approved a consolidated urban development policy to link together a small scale efforts made by regional governments and cities since 2000. They also created the Ministry of Works and Urban Development (MWUD) to guide the overall development of the country's urban areas and conducting studies on its urbanization patterns (UN-HABITAT 2010:4).

As far as legislation is concerned, article 89 sub article 2 of the FDRE constitution (1995) clearly stipulated that “government has the duty to ensure that all Ethiopians get equal opportunity to improve their economic conditions and to promote equitable distributions of wealth among them.” Furthermore, art. 90(1) states that “to the extent the country's resources permit, policies shall aim to provide all Ethiopians access to public health and education, clean water, housing, food and social security.”

Since the transition in 1991, the government has sought to introduce a more market oriented approach to housing development. Proclamation No. 80/1993 introduced urban land lease holding mechanisms and accordingly, land to be used for social services and low-cost houses may be leased free of charge. In addition, subsidies on the sale of building materials have been removed and interest rates for housing construction have been set at market rates. Despite these

moves towards a market- oriented housing sector, there is currently no comprehensive housing policy at federal or city level (Abreham 2007:32).

According to MWUD (2007), Pillar II of Plan for Urban Development and Urban Good Governance (2005-2009) is about the Integrated Housing Development Programme. The IHDP targets only middle and lower income households. The government's objective, in terms of housing for upper middle and upper income households, is to ensure adequate provision of and access to appropriately planned and serviced land, mortgage finance and a supporting legal and regulatory framework for condominiums, cooperatives, and housing finance.

The objectives of IHDP are: reducing urban unemployment and poverty levels, enhancing and building capacity of the domestic construction industry, providing adequate shelter/housing, reducing slums, implementing integrated urban upgrading and urban infill, achieving high density development, reducing urban sprawl, reducing the cost of infrastructure provision and encouraging household savings for homeownership. Moreover, it aimed to benefit low and middle income urban residents. At least 20% to 30% of housing units will be allocated to female headed households; and youth will have equal opportunity to participate in the programme (MWUD 2007:30).

2.4. The Right to the City

The concept of the right to the city has emerged in the late 1960s by a well known French philosopher called Henry Lefebvre which since then attracted the attention of many scholars particularly interested in the political- economic order of the world. Although the notion of the right to the city has been redefined and expanded to include some more ideas along with the change and diversification of political and economic structures, Lefebvre has initially defined it

as a cry and demand (Marcuse 2009). "...the right to the city is like a cry and demand. This right slowly meanders through the surprising detours of nostalgia and tourism, the return to the heart of the traditional city, and the call of existent or recently developed centralities" (Lefebvre 1967: 158 cited in Marcuse 2009:189). His vision of the right to the city is one of the radical transformations of urban social and spatial relations (Purcell 2002).

According to Marcuse (2009), the demand in the definition of the right to the city by Lefebvre emanates from individuals or groups of individuals that are deprived of at least the basic material necessities that help a person to sustain life. Accordingly, the hungry, the homeless, the imprisoned, and the one persecuted based on various grounds such as race can be categorized under such instances. On the other hand, the right as a cry comes from those who failed to fulfill most or all of their life aspirations and constrained in their opportunities for creative opportunities. Therefore, the notion of the right to the city generally implies the right of people living in the so called cities, especially the urban poor, to have at least their basic demand and life goals achieved.

The World's Charter for the Right to the City (2005:2) defines the right to the city as the equitable usufruct of cities within the principles of sustainability, democracy, equity, and social justice; it is the collective right of the inhabitants of cities, in particular of the vulnerable and marginalized groups, that confers up on them legitimacy of action and marginalization, based on their uses and customs, with the objective to achieve full exercise of the right to free self-determination and an adequate standard of living. Article 1 of the charter states that "All persons have the Right to the City free of discrimination based on gender, age, health status, income, nationality, ethnicity, migratory condition, or political, religious or sexual orientation, and to

preserve cultural memory and identity in conformity with the principles and norms established in this Charter”.

According to Purcell (2002), the right to the city involves two principal rights for urban inhabitants in Lefebvre’s conception. One of these rights is the right of residents to actively participate in any decisions that contributes to the production of urban space. The second right is the right of appropriation which involves the right of inhabitants to physically access, occupy, and use urban space. Moreover, it has been made clear that the right of appropriation not only includes the right to occupy the ready- made urban space, but also the right to produce and reproduce urban space in a way that meets the needs of the inhabitants which ultimately makes the complete usage of urban space possible.

Urban space is one of the central points of discussion in the Lefebvre’s idea of the right to the city. His idea of space includes ‘perceived space’, ‘conceived space’, and ‘lived space’ (Lefebvre 1991 cited in Purcell 2002: 102). Accordingly, ‘perceived space refers to the relatively objective, concrete space people encounter in their daily environment. ‘Conceived space’, on the other hand refers to the mental constructions of space, creative ideas about and representations of space. And ‘lived space’ is the complex combination of perceived and conceived space which represents a person’s actual experience of space in everyday life. Producing urban space, for Lefebvre, necessarily involves reproducing the social relations that are built up in it. It, therefore, entails much more than just planning the material space of the city; it involves producing and reproducing all aspects of urban life (Purcell 2002:102).

Without overlooking his contribution in the academia, Lefebvre’s conception and definition of the right to the city has been given a slight criticism by scholars interested in the topic. Though received considerable attention, the right to the city has not been systematically elaborated

regarding what it entails, nor has it carefully evaluated the consequences the idea would have for empowering urban residents (Purcell 2002). Another criticism forwarded by Marcuse (2009) is that questions such as whose right? What rights? and Which city?, among other things, have not been clearly and explicitly indicated.

Some authors (e.g. Lopes 2010) argue that the concept of the right to the city has been mostly either mis-interpreted or narrowly understood by many non-governmental organizations and urban development agencies as “the right to human and affordable housing” and “participation”-of people in decision making on different issues that directly or indirectly affect their own lives-participatory democracy. However, Harvey (2008) emphasizes that the notion of the right to the city is a far broader concept that should be understood in relation to the kind of social relationships people form, their interaction both among themselves and with nature, their lifestyles, technologies, and aesthetic values that people desire. In his words:

“...The right to the city is far more than the individual liberty to access urban resources: it is a right to change ourselves by changing the city. It is moreover, a common rather than an individual right since this transformation inevitably depends up on the exercise of a collective power to reshape the processes of urbanization” Harvey (2008:23).

The right to the city is a Marxist-oriented approach of critically looking at and analysis of the processes of changes and political economic order of cities. The concept principally underscores the power relations among inhabitants of a capitalist city. For many advocates of the notion such as David Harvey (2008), the city constitutes power imbalance among various social classes where the capitalists accumulate an ever increasing wealth and hence greater power by investing and reinvesting on surplus productions.

According to Harvey (2008), the urbanization process has brought with it a dramatic alteration in the patterns of lifestyle where quality of life has been commoditized in favor of the capitalists. For him, the city with its relatively high population size and center of technological innovation which makes absorption of surplus production possible creates favorable ground for capitalists to accumulate more profit at the expense of the urban poor. This, no doubt, widens the power gap between the urban poor and the capitalist elites that ultimately cause the former to suffer more. Moreover, such surplus absorption has been considered even to have another worst aspect in terms of dispossessions and displacement: "...It has entailed repeated bouts of urban restructuring through 'creative destruction', which nearly always has a class dimension since it is the poor, the underprivileged and those marginalized from political power that suffer first and foremost from this process" (Harvey 2008:33).

For Lefebvre, citizenship includes all urban inhabitants irrespective of the national citizenship (Brown 2010). The current global cities' political economic order, however, has brought a change in and proliferation of citizenship forms (Purcell 2002). To Brown & Kristiansen (2009:17), the right to the city is "a vehicle for urban change, in which all urban dwellers are urban citizens; it creates space in which citizens can define their needs but, in order to appropriate substantive citizenship, citizens must claim rights of participation and allow others the same right." Parnell & Pieterse (2010) add: the poor, like all other residents, need access to land in the city not only for housing but also for transport, commercial and industrial development as well as public services. "...How and where land for the poor is accessed, at what price as well as how land use is enforced, is a central concern if rights to safe, secure, and economically viable urban future are to be taken seriously" (Parnell & Pieterse 2010:153).

Different arguments have been proposed by various scholars as a solution to loosen or if possible end up such predominance of capitalist political economies in the urban areas. These proposed solutions range from the relatively liberal and somewhat lenient positions to the far more radical ones that propagate revolution. For instance, Purcell (2002) contended that the development of new notions of citizenship that extend the limits of politics and expand the decision making control of inhabitants as a strategy of resisting the growing dominance of capital. But for Harvey (2008), violence or revolution is needed to end up the prevailing power imbalance in the global political economy and replace by another alternative system of socialism or communism. Marcuse (2009), on his part argued that an attempt to end up capitalism and replace it by alternative systems is hard to accomplish given the fact that capitalism is well established and deep rooted. For him, it is better to have sectors of the economy and of daily life that operate under profit-oriented capitalist system but that are not part of it, i.e., sectors that are not motivated by profit but rely on solidarity and humanity. Accordingly, the final goal of the right to the city movement in common, like most other social movements, is to create a decent and supportive living environment for all having a slogan of ‘cities for people, not for profit.’

Both state governments in many countries and international organizations such as UN-HABITAT are working to have the central arguments of the right to the city realized. The recent attempt of governments to set Millennium Development Goals in which the need to significantly reduce the proportion of slums in the urban areas can be cited as one commitment *albeit* the extent to which they are implemented might be questionable. Generally, five pillars of policy guidelines or principles are prepared to make the notion of the right to the city more practical. These are: i) enable all urban inhabitants to enjoy their rights, ii) city governments should work transparently to provide efficient and equitable services, especially for the vulnerable groups, iii)

inhabitants have the right to participate; hence, conducive environment should be created by the city administrators, iv) diversity should be respected because cities positioned the leading role in cultural, social, and economic change, and last, v) poverty reduction and sustainable livelihood should be the center of any development activities in the city (Brown & Kristiansen 2009).

2.5. Theoretical Model

Development-induced displacement is a condition by which people are forced to move away from their residential area for the purpose of implementing development projects, which are deemed to improve people's lives. However, displaced people face various socio-economic risks of impoverishment and often live under far worse conditions than before (Fitsum 2008). In most cases, the affected people have been compelled by the authorities to move, whether they wanted to or not, and short of resisting, they have effectively had no say on the matter (De Wet 2006 cited in Fitsum 2008). Indeed, movement of people from their original area of residence where they stayed for prolonged period of time to a new area of residence would have certain adverse implications whatever the cause for their movement might be.

There are a number of theoretical models used in various literatures to analyse the consequences and patterns of development-induced resettlement of residents from their original place of residence to somewhere else. In this particular research, however, only one of these theoretical models is used. This model is commonly known as the Human Security model originally developed by Terminiski (2012).

2.5.1. The Human Security Model

Theoretical Models whose conceptual underpinnings are mainly based on theories derived from sociology, anthropology, economics, and other related disciplines in social sciences are not able

to address all risks and impoverishments related to development-induced human displacement and relocation even though they are still important to analyze the scenario. Subsequently, another theoretical model, particularly, the Human Security Model can be used to better comprehend the risks and impoverishments associated to resettlement.

While the concept of human security remains somewhat diffuse or even poorly defined, for some broader conceptions of human security, large development projects can be said to have profound impacts on human security by causing displacement. These negative impacts come on the one hand, from people having to be resettled to make way for the project and, on the other hand, from secondary effects of the project on people's livelihoods even in the new lands that they settle in (Georg 2007).

According to Terminiski (2012:9), development-induced displacement, like the other categories of internal displacement, is associated with a significant change in the level of human security. The cause of displacement is not always associated with the occurrence of specific risks. The characteristics of the concept of human security match, to a significant extent, the analysis of social problems such as risks associated with genocide, famine, natural disasters and even climate change. From an operational perspective, human security aims to address complex situations of insecurity through targeted, collaborative and sustainable measures that are people-oriented, multi-sectoral, comprehensive, context-specific, and prevention-oriented. The basic elements of the concept of human security form a very good match with the analysis of development-induced displacement.

The seven areas of classifications of Human security that include economic security, food security, environmental security, health security, personal security, community security, and

political security constitute fundamental pillars of contemporary human security. The details of these pillars will be presented below as discussed by Terminiski (2012:9):

Economic Security: is considered a major component of human security, strongly affected by the other categories within this field. The main reason for the decrease in economic security of displaced people is their limited access to the natural resources on which their communities depend. Access to resources such as land and water is necessary for the continuation of the current model of life and lack of these resources becomes a cause of unemployment. The most appropriate mechanism for improving the economic security of displaced people is resettlement in areas similar to those abandoned, to enhance their prospects of continuing with the accustomed economic model (Terminiski 2012).

Food Security: is considered as a sub-dimension of economic security. Difficult access of displaced people to food can be considered the most negative consequence of landlessness and of inaccessibility of common resources such as common agricultural land, pastures and rivers. A frequent consequence of development projects is the displacement of the population to areas characterized by a much lower quality of arable land and difficulty of access to water. The possible solution forwarded by the author is another forced migration-from poorly populated or environmentally degraded areas to the suburbs of big city (Terminiski 2012).

Health Security: displacement severely affects the health conditions of certain segments of the displaced population, especially children, women, and the elderly. Such health risks can be associated with degrading of the environment or the deterioration of the economic conditions following resettlement. The other factors that contribute to health risks are lack of potable water, access to health care facilities and sanitation. Psychological trauma, alienation, and mental

illness are also another health risks that affect displaced people due mainly to the irreversible nature of displacement and lack of awareness (Terminiski 2012).

Environmental Security: many instances of environmental degradation have been observed in the areas inhabited by poor and marginalized groups remaining on the periphery of society (Terminiski 2012). And this is in turn will to have implications to the other dimensions of human security.

Personal Security: displacements associated with economic development have to a greater extent led to decline in the level of individual/personal security. The disintegration of communities is a major reason for the subsequent marginalization of persons displaced by economic development (Terminiski 2012).

Political Security: Incorrect assumptions about development policy or its wrong implementation, separated from principles of social sustainability and proper analysis of the social consequences, may become a source of political instability and increasing internal antagonism. The functioning of the political sector in a particular country to a large extent affects the directions of economic development and the scale of involuntary resettlement accompanying its implementation. Moreover, the implementation of development-induced displacement often reflects the extent to which human rights are respected in a particular country. “Even socially harmful policies of rapid economic growth should take in to account the principles of sustainable development, the participation of all citizens in the decision making process, and the rights of persons who bear the greatest individual burden of economic development” (Terminiski 2012:14).

Community Security: Development-induced displacements often lead to the complete disintegration of such large communities. The consequence of relocation, especially in case of involuntary displacement, causes deterioration of the economic organization of the family, which is a basic social unit. Maximization of the level of community security of displaced people depends on two conditions. The first is actions to maintain existing social ties and community identity in the new place of residence; and the second is adaptation to the new place of residence and integration with its inhabitants. Well planned and well organized relocation along with proper social support and compensation has been identified as significant to maintain community security and sustainability (Terminiski 2012).

2.6. Summary of the literature Review

One of the adverse consequences of rapid urbanization is inducing housing shortage to the increased number of urban population. Ethiopian urban centers, especially its capital, are characterized by such housing problems. Indeed, there have always been attempts by various regimes, including the present-EPRDF- to resolve the problem; however, yet comprehensive housing policy package is lacking. People have the fundamental right for adequate housing that should fulfill the criteria of security of tenure, availability of services, affordability, habitability, proper location, and cultural adequacy. Housing encompasses social, psychological, and economic phenomena, beyond being a mere shelter. Relocation has been defined as the process by which people are displaced from their original area of residence due to various reasons and development-induced relocation is considered as one type of the scenario in which people are forced to be displaced from their original area of residence and relocated to a new area because of different development project activities. There are a number of theories that attempt to explain

the patterns and consequences of development-induced displacement and relocation of residents; and the most commonly used one is the Human Security Model.

2.7. Conceptual Framework

Through in-depth analysis of the Human Security Model that thoroughly discusses about the consequences of development-induced relocation/displacement as shown above, the following conceptual framework has been developed by the researcher, contextualizing the analysis in to the situation of relocation specifically in case of residential mobility of household to the condominium houses. The Human Security Model is broad in terms of the components it covers as it appeared in the literature above. Because the scope of the present study is limited enough, the whole dimensions of the model cannot be fully addressed. As a result, the conceptual framework of the research has been formulated in a way it fits to the scope of the study by incorporating just economic, environmental, personal, and community security components of the model.

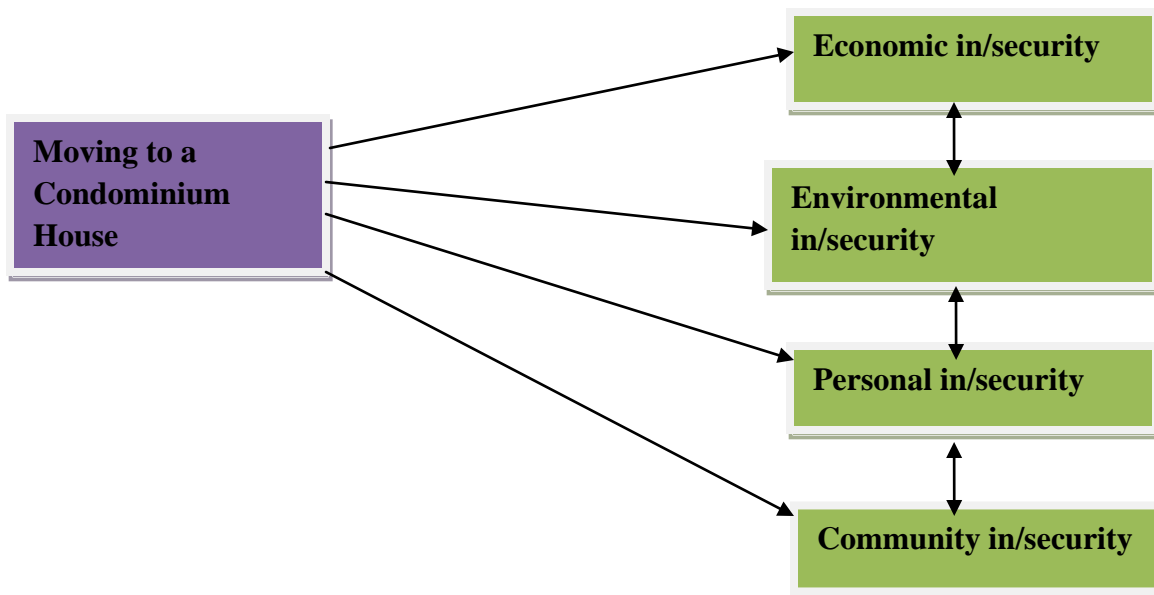


Figure1. Conceptual framework; Source, adopted from Terminiski (2012)

The above figure (figure 1) is an attempt to systematically portray the linkages among the components of the Human Security Model. Accordingly, moving to a condominium house has been considered as a dependent variable that turn out to either positively or negatively affect the independent variables, i.e., economic, environmental, personal, and community security of residents. Furthermore, the figure not just shows the relationship between the dependent and the independent variables but also the inter-linkage among the independent variables. For example, the economic security/ insecurity of a resident who moves to a condominium house affects his/her environmental security and vice versa. An economically secured person/household has the ability to secure safe, clean, and healthy environment and looking this the other way round, a household living in an environment where clean and safe house along with better sanitation facilities and other infrastructures has the possibility to remain healthy which ultimately help to maintain economic security. Moreover, economic and environmental securities also help to have a better personal and community security.

Chapter Three

3. Methods of the Study

3.1. Study Design

A cross-sectional survey research design was used in the study in which the process of collecting data was undertaken at a particular time. Unlike longitudinal survey design where the researcher studies the patterns of changes of a given social phenomenon by collecting data over a long period of time, cross-sectional survey design helps the researcher to study an issue at hand and look at patterns in it within a short time (Yeraswork 2010). It is clear that the former design requires the researcher to observe research participants or a given issue for a relatively prolonged period of time; however, due to absence of the opportunity to spend such an extended period attributable to shortage of time, the present study will be conducted using a cross-sectional research design. Accordingly, both qualitative and quantitative data from condominium residents in the study area were collected beginning from January, 2016 to the end of February, 2016.

3.2. Approach of the study

Both qualitative and quantitative approaches were used in the research. However, understanding socioeconomic and cultural changes of residents along with changes of residential areas requires the researcher to approach the issue critically from the point of view of the study participants using what anthropologists call emic perspective. Consequently, the research used more of qualitative approach than quantitative where the latter has been more of supplementary and supportive of the former approach.

3.3. Sources of Data

Both primary and secondary data sources have been used in this research in order to provide adequate responses to each of the specific research objectives outlined above.

3.3.1. Primary Data Source

First hand data were collected from research participants using various instruments of data collection. For the purpose of triangulating the data and thereby enhance the reliability of the findings, survey (small scale), in-depth interview, life histories, and observation methods have been simultaneously used mainly with the rationale that using all these methods together will help the researcher to be benefited from the strong sides of all as well as to compensate the weakness of one method by the other.

3.3.2. Secondary Data Sources

In order to supplement the data obtained from the primary sources, secondary data have also been included in the study in order to enable the researcher to be familiar with literatures written relevant to the issue of residential relocation and the living situations and problems of people living in the communal houses. Accordingly, books, academic journals, reports of research findings pertaining to the consequences of development-induced relocation, as well as available housing legal and policy frameworks, both national and international, were thoroughly reviewed to substantiate the primary data.

3.4. Research Methods

3.4.1. Survey

Survey of a small scale type was used in the study to help the researcher obtain quantitative data pertaining to basic background information of the research participants, the economic advantages/disadvantages of residential relocation and living in the condominium houses, and the overall changes in the socio-economic and cultural circumstances of residents following their move to the communal houses. Specifically for this purpose, questionnaire was designed and disseminated to a total of 150 households currently living in the condo houses. Because of lack of compiled data regarding the survey population, no technical determination of the size of respondents was involved. Accordingly, respondents were selected using snow ball sampling method and sample size has been decided to be adequate due to the fact that quantitative method has been the main instrument of data collection.

Survey method was indeed not the major method of the research; instead it was used to complement the data collected through qualitative research tools specifically, in-depth interview and life-histories, which are the principal methods, intended to be used in the study. According to O'Leary (2004), taking a minimum of 30 respondents is needed if the aim of incorporating statistical data is just to support the qualitative research.

The questionnaire tended to be interviewer-administered by its nature given the fact that majority of respondents were expected to be uneducated/ less educated females left at home because of their inability to be formally employed caused by inadequate training. Maximum effort has been made by the researcher in order to get 100% response rate and indeed succeeded.

3.4.2. In-Depth Interview

The other method used in the study as a tool to gather primary data is depth interview. This method was intentionally chosen by the researcher because it helps one to obtain rich and depth data, as its name implies, about an issue at hand from the perspective of the research participants. Accordingly, the researcher has tried to approach participants, created and maintained a good rapport, and raised unstructured questions in which the interview was made to have a form of informal-normal conversation to make interviewees feel free and provide adequate data. Moreover, probing and follow-up questions have been raised where necessary in order to further clarify questions and create better mutual understanding. Interview guide containing unstructured and flexible questions relevant to the specific research objectives have been prepared to smoothly guide the interview process. In addition to owner occupiers of condominium housing units in the study area, government officials of housing development and administration, officials in the municipality of the city, and committee representatives as well as officers working in the various associations of condominium house owners were participants in the in-depth interview.

3.4.3. Life History

The other important method of the research was life history in which the lived experiences of certain individuals or particularly in this case research participants are thoroughly investigated and narratively presented in order to enable the researcher to see the depth of the issue at hand. According to Abubakar & Abdullah (2008), life history method emphasizes on the importance of presenting the individual's subjective evaluation of his experiences and of giving information about his/her social experiences. The rationale of the researcher to use life history in the present study was the fact that such method is helpful to obtain very detailed and holistic information

about a given issue; life histories usually cover a person's entire life and they help researchers gain a holistic perspective of the person under study (Wallace 1994). Moreover, life history approach explores the research participant's experience and the meanings attached to these experiences. Above all, life history as a method furnishes certain advantages for studies of social change or a change in an individual's life cycles in particular, demonstration of socialization, and understanding variations within a society. On the other hand, as noted above, like most other researches, studying housing issues and the problems associated to it requires the researcher to systematically approach the issue and understand things from the perspectives of the insiders (using what anthropologists call emic perspective). The most appropriate way to achieve such goals will be through the use of life histories. Life histories, therefore, have been used in the present study especially to supplement and strengthen data obtained by the other methods indicated above. Accordingly, few household heads-either male or female-were intensively interviewed and their life histories were presented through thematic analysis.

3.4.4. Observation

It is certainly true that there are some aspects of social, cultural, and physical phenomena that are often taken for granted during interview by research participants and sometimes beyond the expressing ability of interviewees in words. Such phenomena that may constitute an important share of the research findings often require the researcher to go to the field and make observations. Accordingly, the researcher has made a prior field visit to the study area first to have some insight about the physical and social environment. Then, observation checklists were prepared and direct observation as well as observation along with interview have been undertaken regarding problems related to sanitation, the nature of the roof and ceilings, space organization, size of the houses in relation to household size, accessibility to social services,

distance from markets, grinding mills and retail shops, availability of facilities for some vulnerable segments of the community, road networks and accessibility to transportation services, the use of public, semi-public and private spaces, the practices of the households in the neighborhoods such as the way they decorate and beautify houses, and other physical dimensions in the communal housing sites, just to mention the few.

Table 3.1. Showing summary of specific research objectives, units of analysis, & methods

Specific Objectives	Units of Analysis	Method
To assess changes in the economic and cultural activities of residents following their relocation	Condominium residents relocated to the area due to development project activities & HHs who own the houses winning lots being formally registered by the housing development agency	Survey Depth interview
To examine changes in the patterns of practices and involvement of traditional social organizations	Condominium residents relocated to the area due to development project activities & HHs who own the houses winning lots being formally registered by the housing	Depth interview Survey Life history
To scrutinize changes in the access and quality of social services	Condominium residents relocated to the area due to development project activities & HHs who own the houses winning lots being formally registered by the housing	Depth interview Observation Life history
To explore the problems, coping strategies adopted and institutional responses of the condominium residents	Condominium residents relocated to the area due to development project activities, HHs who own the houses winning lots being formally registered by the housing development agency & Government Officials in the	Depth interview Observation Life history

To investigate the patterns in the use of public, semi-public, and private spaces among the residents	Condominium residents relocated to the area due to development project activities, HHs who own the houses winning lots being formally registered by the housing development agency	Depth interview Observation
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2.1. Selection of Research site and Participants

According to Misikir (2014), due to various development projects such as slum upgrading activities, about 4,215 households were relocated within three years, i.e., between 2010 and 2012 to Ayat, Lebu, Jemo, Arada, Yeka, Gelan, and Somale-tera expansion areas only from Arada sub-city of Addis Ababa city administration. The author indicated that development projects in the sub-city in particular and Addis Ababa city in general have still continued to be undertaken and hence, the number of households to be displaced and relocated has substantially increased over the years.

A report obtained by the researcher from *Nifas Silk Lafto* Sub-city housing development and administration office (see the appendix) reveals that in Jemo 1, 2, & 3 condominium sites alone about 16,870 housing units consisting of leaving units, shops and communal units are constructed and almost all of them transferred to the beneficiaries. Of these, housing units constructed only for leaving are totally 15,612 units. Despite success in obtaining the total housing units along with the number of building blocks from the concerned body indicated above, the attempt of the researcher to find the exhaustive lists of occupants/household heads in each housing units was fruitless. The city government of Addis Ababa does not have information about the situation of the houses constructed and transferred to the residents let alone having a comprehensive and detailed list of people residing in the condominium houses. The process of

counting the houses along with collecting the overall information of people living in the houses is yet to be started from the end of February, 2016. In addition, appropriately compiled data pertaining to the proportion of owner occupiers and tenant occupiers (those rented from owners) is not available that made the use of probability sampling more difficult.

Unlike almost all of previous researches undertaken in Addis Ababa about the consequences of development-induced relocation that solely emphasized on households displaced as a result of development project activities, the present study broadly included the living conditions and problems of condominium residents in the study area that have moved to the site as a result of winning the lots, being formally registered by the housing development agency of Addis Ababa City administration in addition to those relocated. Furthermore, households who are living in the houses buying from former owners were also included in the study.

Among the various expansion areas where relocated households were destined, the researcher purposively selected Jemo condominium site that is located in *Nifas Silk Lafto* sub-city, woreda 1 of Addis Ababa. This is because, Jemo condominium site, being the largest expansion site (Tesfa 2014; UN-HABITAT 2010), added to the fact that relocation to the area had began earlier, provides the researcher an opportunity of obtaining rich and diverse data regarding the experience and consequences of residential relocation. Moreover, since households displaced from their original residential area were relocated to much dispersed areas, trying to address households in all these destinations would pose the question of feasibility to the study given that it is difficult to manage. Out of the three sub-sites within Jemo itself, i.e., Jemo 1, 2, & 3, the researcher once again purposively selected Jemo 2 & 3 sites where a total of 6,342 leaving units are found. One reason for this is the fact that compared to Jemo 1, Jemo 2 & 3 were established recently after the former and hence no study has been conducted in these two expansion areas.

Moreover, even among these two sites, a preliminary field observation by the researcher showed that Jemo 1 is relatively better off in some aspects than Jemo 2 and 3 which gives an opportunity to make comparisons.

2.2. Sampling Procedure

As indicated above, there are about 6,342 leaving units in Jemo 2 & 3 sites alone. During a discussion with one of the officers working in an association of condominium house owners at site 3 on 4/12/2015, the researcher understood that not all of these houses are occupied by the owners. Some of them are totally unoccupied; most are rented for trading activities and leaving homes. Above all, there are several houses especially reserved for military officials. In order for the research to meet its primary objective, it is essential that the research participants be households that were displaced from other areas and own the condominium houses and currently living in them instead of those that rent the houses from the owners. However, the report of the UN-HABITAT (2010) revealed the fact that the majority of households (70%) living in the communal houses are those rented them from the owners because of the owners' inability to pay the bank loans. It is believed that households who rented the houses are relatively better off in their socio-economic statuses and therefore, data from such households would mislead the purpose of the research. In fact, the researcher believes that compared to non probability sampling technique, probability sampling design is better in terms of reducing bias, especially when the population from which the sample is drawn is heterogeneous. The use of probability sampling technique, nevertheless, requires adequate data regarding the size and composition of survey population.

The lack of appropriate information pertaining to what proportion of condominium residents are those that own and how many of them are rented from the owners in the study area makes the effort of obtaining the sample frame of the research population and thereby the use of probability sampling technique very difficult. This fact finally made the researcher to resort to a more appropriate and contextually fittest sampling design which is a non-probability type of sampling method.

The sampling procedure for selecting research participants was as follows: first, the researcher found one key informant to locate the house of at least one household that fits specifically to the purpose of the research and the head of the household was interviewed. Then, the household first interviewed was asked to locate another household of similar kind and the process continued in such a way. Therefore, the sampling design of the research was a snow ball sampling technique of non-probability sampling type.

Accordingly, 150 households that were displaced from various areas due to development activities and relocated to the study area, residents who live in the area buying the house from former owners, and those that live in their own houses winning the lots for condo houses were selected for the interviewer administered questionnaire. The question of representativeness may not be posed here since the sample indicated above is only used for the survey which is not the major instrument in the study. Fifty three households were participated in the in-depth interview undertaken to collect qualitative data. Furthermore, six government officials and committee representatives in various gated condominiums were interviewed. Consequently, 203 households have participated in the research. Moreover, uniformity in the current housing and settlement patterns among the survey population regardless of different previous socio-economic

experiences before relocation would hopefully reduce bias that may arise out of the sample proportion indicated above.

Inclusion/Exclusion criteria

The inclusion/exclusion criterion for this research was ownership of the condominium houses. Accordingly, households that are owners of the houses currently living in them being relocated from other areas of Addis Ababa for various reasons, those living in the houses buying them from former owners, and those residing in the condos winning lots and own the houses were included in the study. Nevertheless, households that are living in the houses renting them from the owners and military officials have not been considered in the study as it does not allow making comparison of the socio-economic and political situations of the households before and after of the residential change. This is mainly due to the fact that the lease period or the duration of stay in one area for these HHs is short according to researches (e.g. UN-HABITAT 2010), they are less likely to involve in traditional mutual help associations and other permanent economic activities. Therefore, studying the change in the socio-economic aspects of these urban dwellers before and after residential change is difficult.

2.3. Method of data analysis

Following the process of data collection, data cleaning was made in order to check out any incompleteness and inconsistency within the data. Then, data analysis was made in accordance with the nature of the data collected. In this regard, qualitative data obtained through in-depth interview and field observation methods have been organized, transcribed and analyzed using thematic analysis that has to be presented in the form of text. In addition, for quantitative data, the responses were converted in to numbers for coding and were entered in to Statistical Package

for Social Sciences (SPSS) version 20 in order to look for the patterns and strength of association between and among variables. Frequencies, percentages, and cross tabulations have been applied for descriptive analysis of the data. Moreover, bivariate analysis was used to test the existence and strength of association between the dependent variable and the independent variables using 95% confidence interval.

2.4. Ethical Considerations

Research on the socio-economic and political implications of residential relocation is an issue that could have an implication on the safety, privacy, and confidentiality of the research participants. Therefore, the researcher has obtained ethical approval from the concerned body of Addis Ababa University. Accordingly, a formal letter informing all the concerned bodies to cooperate with the researcher in furnishing all the necessary data was obtained from the department of sociology, Addis Ababa University. An informed consent was obtained by informing the research participants about the objectives and rationale of undertaking the research. Furthermore, up on collecting data, the names of the research participants have not been written on the interviewer administered questionnaire in order to keep their personal identity anonymous. The researcher further ensured this by not indicating the exact names of any of the respondents and use pseudo names if including the names of respondents is found to be mandatory.

Chapter Four

4. Data Analysis, Presentation, and Discussion

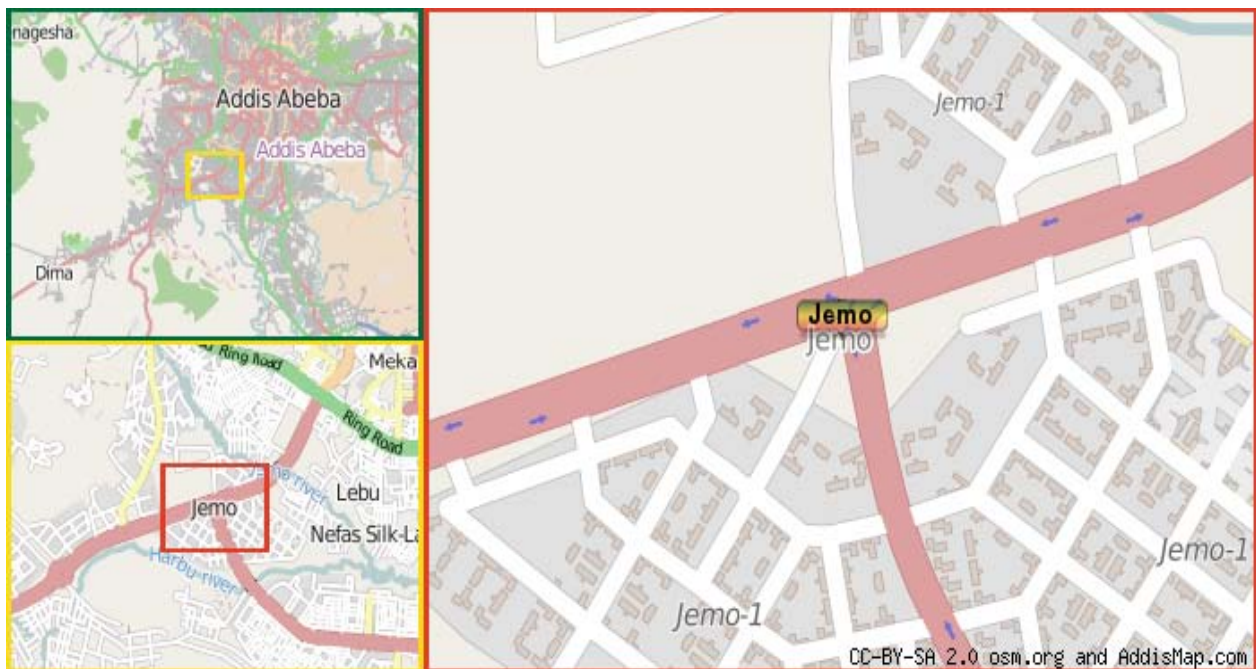
Both quantitative and qualitative data were collected from January to the end of February, 2016 from residents of Jemo condominium area and the various concerned government officials of the housing agency where a total of 209 respondents were participated. The quantitative data have been analyzed using Statistical Package for Social Sciences (SPSS) in which different statistical tools, including percentages, frequency tables, cross-tabs, and t-tests were intensively utilized in presenting the findings. The qualitative data have been analyzed thematically and presented in a narrative way in the form of text. This chapter, therefore, deals with the analysis and presentation of data. Moreover, the chapter also contains a section in which the findings of the present study are discussed in relation to other findings, the literature and general concerns.

4.1. Background of the study area

Jemo is an area located to the south-west of Addis Ababa in *Nifas Silk Lafto* sub-city of *woreda* 1. It contains a huge condominium houses built by the public sector as part of the Integrated Housing Development Program which was launched in 2004/2005 by the current regime. These condominium houses are serving as shelters for a number of households and as business centers, among other things. Jemo condominium site, as one of the expansion areas for the government's housing program of "providing affordable houses for the urban lower and middle-income earning class" is perhaps the largest and the first site constituting more than 16,500 houses, including living, business, and communal houses. Most of these houses are already occupied, some are just open, and still there are incomplete houses. The area is located to the outskirts of the city, above ten kilometers away from the central Addis Ababa. As a result, many facilities such as markets

and grinding mills that can easily be accessible with a walking distance in the center are not as such available near to the area, according to both personal observation and interviewees.

These condominium houses have been built in three sites- Jemo 1, 2, and 3 that are connected one another by a road network-mostly constructed by cobble stones though still have not been fully completed. There are *bajajs* (small vehicles with three tires) that constantly travel within the above three sites carrying passengers and their luggage. These small private taxis carry five persons at a time while they are originally made with a carrying capacity of only three persons and hence, not comfortable like mini-bus taxis and city buses. 2 ETB is paid over a single journey from Jemo 1 to Jemo 2 site during the day time and respondents disclosed that the payment will often be ten or twenty fold of the actual payment at night. Some infrastructures such as street light are totally absent and others like water and electric power supply are available but often intermittent, according the personal observation of the researcher during data collection.



Map1. Location map of the study area-Jemo, Source: www.addismap/jemo.com

4.2. Changes in the Economic Security of Residents Following Residential Change

4.2.1. The socio-demographic characteristics of survey respondents

Among the total of 150 households participated in the survey, 76% of them were male headed while the rest 24% female headed households. The adult age group, i.e. 31-40 dominated the survey respondents (35%) where as the age group 20-30 constituted the lowest percentage share (4.7%). From this it can be understood that the great majority of people living in the condominium houses are those in the middle and late adulthood age categories that are economically active enough to withstand the challenges of living situations therein. Looking at the marital status of respondents, 73.3% of the HHs were married followed by the widowed (18.7%) and the unmarried had the least share (3.3%). The significant share of female headed HHs in the sample (24%) can be linked to the high rate of widowhood which in turn has socio-economic repercussions on the survivors.

The educational background of survey respondents have been generally dominated by those without standard certificates that enables one to get formal employment opportunities in the context of Ethiopia, i.e., high school completes (24%), 1-8 completes (20%) and those never attended formal school (13.3%). This again has implications on HHs access to alternative sources of income and employment opportunities and the general quality of life.

Table 4.1. Showing the socio-demographic characteristics of survey respondents

Variable	Category	Frequency	Percent	Valid Percent	Cumulative Percent
Sex	male	114	76.0	76.0	76.0
	female	36	24.0	24.0	100.0
	Total	150	100.0	100.0	

Age	20-30	7	4.7	4.7	4.7
	31-40	53	35.3	35.3	40.0
	41-50	29	19.3	19.3	59.3
	51-60	27	18.0	18.0	77.3
	61-70	19	12.7	12.7	90.0
	70 and above	15	10.0	10.0	100.0
	Total	150	100.0	100.0	
Marital Status	unmarried	5	3.3	3.3	3.3
	married	110	73.3	73.3	76.7
	divorced	7	4.7	4.7	81.3
	widowed	28	18.7	18.7	100.0
	Total	150	100.0	100.0	
Religion	Muslim	19	12.7	12.7	12.7
	orthodox Christian	114	76.0	76.0	88.7
	protestant	16	10.7	10.7	99.3
	catholic	1	.7	.7	100.0
	Total	150	100.0	100.0	
Education	never attended school	20	13.3	13.3	13.3
	1-8	30	20.0	20.0	33.3
	9-10	13	8.7	8.7	42.0
	11-12	36	24.0	24.0	66.0
	college diploma	21	14.0	14.0	80.0
	BA/Sc	23	15.3	15.3	95.3
	MA/Sc and above	7	4.7	4.7	100.0
	Total	150	100.0	100.0	

Source: own survey

As it can be seen from table 4.2 below, the number of HH heads who used to be self employed before relocation has decreased from 84.9% before relocation to 35.4% after relocation to the condominium area. Moreover, wider gap in the rate of unemployment before and after relocation can also be observed from the frequency table. For instance, only 26.6% of Heads of HHs answered that they were unemployed before moving to the condominiums and this has increased to 92.5% after relocation. The number of people who reported that they were formally employed before relocation (77) has also substantially decreased after relocation (67). According to respondents, this is linked to the distance that HHs move from their place of work and the related shortage and costs of transportation that discourage frequent travel from home to far away working areas.

When talking about issues of unemployment and poverty, it is important to consider gender variation within a population. It is because, the economic status of women in one way or the other affects the empowerment and bargaining ability of them. Engagement in the informal economic activities in the inner city neighborhoods is especially common among women than men and hence, moving them to the marginal areas without creating favorable grounds to continue their previous economic activities affects the socio-economic situations of women.

It is not unusual to see women preparing and selling *enjera*, *tella* (local beer), *shameta*, and *areke* (local wuski) inside their home up on which different expenses of the household such as school fee for children depends. *Most of the urban poor are concentrated in inner city slum areas where there are better opportunities to be engaged in income generating activities than in the city outskirts and women in particular prefer the informal sector due to its flexibility and participation* (Etenesh 2007:54). Therefore, moving to the periphery from the center, especially to the condominium houses where such activities are impossible means losing all these economic benefits. The consequence becomes even worse when such movement is not forethought and accidental. The most appropriate mechanism for improving the economic security of displaced people is resettlement in areas similar to those abandoned, to enhance their prospects of continuing with the accustomed economic model (Terminiski 2012).

In table 4.2 below, it is shown that the percentage share of female headed households' engagement in self employment activities (47.2%) was by far higher than male headed households (37.7%) before relocation. However, female headed HHs engaged in self employment activities substantially decreased after relocation (5.6%). This, by implication means that the number of unemployed female headed households has significantly increased after relocation as shown in the table. It is found that the decrease in the employment rate for

female headed HHs is greater than that of the male headed ones. Therefore, moving to the condominium houses located to the outskirts of the city affected the employment opportunities of female headed households more than it did to their male headed counterparts. This is mainly due to the fact that most women engage in the informal economic activities while living in the central city neighborhoods. Those activities in which women have been engaged before relocation such as preparing and selling *enjera*, *tella*, and other small household business activities are almost impossible in the new condominium apartments given the inconvenience associated to the housing structures and availability of market opportunities. Moreover, the lack of market areas in the nearby of the new sub-urban centers also contribute to the scenario. Above all, the higher distance moved and the lack of adequate means of transportation inhibited the possibility of continuing old business in the previous areas, according research participants.

Table 4.2. The frequency distribution of HH heads by employment status before and after relocation

Sex	Employment Status		Frequency	Percent		Frequency	Percent
male	formally employed	Before Relocation →	66	57.9	After Relocation →	60	52.6
	unemployed		5	4.4		20	17.5
	self employed		43	37.7		34	29.8
	Total		114	100.0		114	100.0
female	formally employed		11	30.6		7	19.4
	unemployed		8	22.2		27	75.0
	self employed		17	47.2		2	5.6
	Total		36	100.0		36	100.0

Source: own survey

The impact of relocation (to the outskirts of the city) on the livelihood of condominium residents, especially in case of female-headed HHs, has been widely discussed by Etenesh (2007). In her study on the impact of development-induced displacement on female-headed households in Addis Ababa, she concluded that “The city government’s resettlement plan for slum dwellers who are kebele house renters is to provide decent condominiums. However, the majority of

female-headed households who are engaged in home based informal activities and whose monthly incomes are less than Birr 300 are unable to cover cost of living in condominiums. They are unable to continue with their previous engagements because they perform their activities in traditional way and condominiums are not in accordance with such engagements” (Etenesh 2007:45). According to the world’s charter on the right to the city (2005:2), the right to the city is the collective right of the inhabitants of cities, in particular of the vulnerable and marginalized groups, that confers up on them legitimacy of action and marginalization, based on their uses and customs, with the objective to achieve full exercise of the right to free self-determination and an adequate standard of living.

Sudden and unexpected occasion of being displaced from well adapted residence, especially for households that changed residence as a result of urban renewal activities, would have lots of socio-economic as well as emotional implications for the residents. Economic security is indeed the major component of human security that affects and is affected by the other components (Terminiski 2012). As people live in a particular area permanently, they are more likely to involve in various economic activities and participate in different mutual help traditional associations. Given that the majority of people in Ethiopia in general and in the urban areas of the country in particular are employees of the informal economic sector (Gosaye 2008), it is obvious that people lose jobs and employment opportunities that are long established in their previous areas of residence. In the center of Addis Ababa, a house serves not only the purpose of residence but also a center of economic activities for households.

Regular, if not, reliable type of income is needed in order to enjoy life among all groups of societies. But, in case of condominium residents it is very much needed given that households are required to have such kind of income for the monthly bank loan payment among other things.

Moreover, the cost of goods and services is also relatively higher in the peripheries of the city compared to the center as in the case of Jemo area. Reduction in the number of HHs who used to engage in self employment activities and the rise in the unemployed after relocation implies that the income of households, especially female headed ones has been significantly affected due to moving away from the central Addis Ababa. Above all, the probability of engaging in alternative employment opportunities have been retarded by the fact that most of them, particularly female headed ones do not have adequate formal academic training. In addition, their social capitals which can serve them as an important source of such opportunities have been lost due to displacement.

Table 4.3 below shows the frequency distribution of HHs by the different categories of monthly income. As it is clearly depicted, the frequency distribution of households earning monthly income of the higher categories has shown substantial decline in both sexes after relocation. For instance, the percentage share of HHs who have been earning a monthly income of ETB 3001 and above was 68.5% before relocation and this has decreased to 49.5% after relocation. Moreover, it has generally been found that in both sexes, the number of households earning monthly income in the lower categories such as 0, 1-500, 501-1000 was relatively low before relocation and it has increased after residential relocation. This is associated to the increased number of unemployed households after relocation as shown in the table above which can in turn be related to the absence of adequate employment opportunities in the expansion area and the higher distance moved from the center.

Data from in-depth interview also support the decrease in the average monthly income of households. It has made parents to be dependent on families and relatives as a source of income. Others, however, reported alternative ways of increasing income sources. *My wife used to be a*

housewife before we started to live in condominium; now she decided to work as a cleaner in one private clinic. I earn only 1000 birr per month which I do not bring it to our home; instead I pay it to the bank loan. We became ashamed of asking relatives and that is why my wife began to work at least to afford for our daily bread. Though very rare, there are some women that attempt to beek and sell *enjera* inside of their condominium houses. Extended interview with these women, however, revealed that there is little demand and the number of customers is discouraging.

Table 4.3. Monthly income of HHs before and after relocation

		Before Relocation		After Relocation	
Sex of the HH head		Frequency	Percent	Frequency	Percent
male	0 (None)	-	-	7	6.1
	1-500	5	4.4	7	6.1
	501-1000	7	6.1	9	7.9
	1001-1500	9	7.9	7	6.1
	1501-2000	8	7.0	6	5.3
	2001-2500	13	11.4	16	14.0
	2501-3000	16	14.0	15	13.2
	3001 and above	56	49.1	47	41.2
	Total	114	100.0	114	100.0
	female	0(None)	2	5.6	21
1-500		6	16.7	2	5.6
501-1000		10	27.8	6	16.7
1001-1500		7	19.4	2	5.6
1501-2000		4	11.1	1	2.8
2001-2500		-	-	1	2.8
2501-3000		-	-	-	-
3001 and above		7	19.4	3	8.3
Total		36	100.0	36	100.0

Source:ownsurvey

Going back to the socio-demographic characteristics of HHs, it was generally found that the educational background of survey participants has been largely dominated by those without sufficient formal training and certification to be able to engage in an alternative employment activities, especially in the formal sector. This would affect the amount of monthly income that

they earn and the general quality of life. Table 4.4 below shows the correlation between educational status of HH heads and the monthly income earned. Accordingly, it has been found that income and education have positive correlation and the association between the two variables being highly significant. In other way, the higher one is educated, the more income he/she is able to earn and vice versa. Given that the number of HH heads in the lower academic levels is high, it is easier to imagine how much these HHs are affected by low income.

Table 4.4. correlation of educational status of HH head and monthly income

		Educational status	Monthly income of HHs before relocation	Monthly income of HHs after relocation
Educational status	Pearson Correlation	1	.568**	.576**
	Sig. (2-tailed)		.000	.000
	N	150	150	150
Monthly income of HHs before relocation	Pearson Correlation	.568**	1	.648**
	Sig. (2-tailed)	.000		.000
	N	150	150	150
Monthly income of HHs after relocation	Pearson Correlation	.576**	.648**	1
	Sig. (2-tailed)	.000	.000	
	N	150	150	150

** . Correlation is significant at the 0.01 level (2-tailed).

Source, own survey

It is common to hear from people that “Addis Ababa is a land of opportunity”. The relatively higher concentration of head quarters of corporations, business centers, public and private institutions in the center of the city would contribute for the unfair distribution of income and employment opportunities between the center and periphery of Addis Ababa. In addition, the patterns of settlement, the nature of the houses (as compared to the condominiums), and the availability of market centers (both large and small scale) in the center all contribute for the scenario. Such opportunity, however, is mostly confined to the inner neighborhoods of the city and the distribution of these opportunities would decrease as one moves away from the center.

Located at the outskirts of the city, Jemo condominium area lacks adequate employment and income generating opportunities for people relocated to the area. The most common problem frequently raised by the research participants was unemployment and the inadequacy of available income sources to cover the ever increasing cost of living in the area. Many people who used to be self-employed when living in the inner city neighborhoods have lost it and either shifted to engage in formal employment activities of sectors that do not require as such formal training or just became unemployed. According to Terminiski (2012), access to resources is necessary for people to continue their previous model of life and the lack of these resources becomes the cause of unemployment affecting their economic security. The present study came up with a finding similar to Tesfa (2014) as far as the problem of unemployment in the relocation areas is concerned. In his study, Tesfa explained the problems of unemployment faced by the relocatees and the challenges encountered while trying to maintain the previous economic activities in the new expansion areas. The lack of market while trying to sell *enjera* inside the condominium houses and the troubles created by government security forces or local militias when trying to prepare and sell roasted cereals and potatoes were some of the challenges he found. These all scenarios have been replicated in the present study too.

One more issue worth noting here related to the changes in income of households following relocation to the condominium areas found to the outskirts of the city is the change in the purchasing power of the previous income accompanied by the change in the way of living. In other words, beside the change in the amount of money earned, joining condominium life style in itself affects the living situations of households. On the one hand, 1000 birr earned per month might have been sufficient for a given family during the time of living in the kebele houses where only 10-20 birr was paid for rent. But, in case of condominiums in which the monthly

bank loan alone amounts more than what is earned, the adequacy of the income would be questionable. On the other hand, when living in the central neighborhood, both parents get the chance to engage in income generating activities as the center provides ample opportunities and moving to the periphery, either both or one of them will be forced to be out of such activities.

4.3. Changes in Community security

One aspect of residential mobility worth to discuss is the likely change it may cause in the level of community security. For Terminiski (2012), the level of community security of people depends on two factors: one is the actual cohesiveness of communities before residential change, and the second factor is activities that reduce the risk of disintegration in the new place of residence. Traditional mutual help associations such as *idir*, *ekub*, and *mahiber* constitute the main components of community security that help to maintain cohesiveness and social solidarity. Furthermore, neighborhood relationships on which people rely for their overall fulfillments are also an integral component of community security.

4.3.1. Patterns of involvement in traditional mutual help associations

Traditional mutual help organizations play substantial roles in the everyday lives of people involved in them. *Idir* is one of these associations established mainly for the purpose of providing material, financial, and emotional services to the families of the dead. It provides burial services, brings various materials to the families of the dead to serve them during the times they spend in grief-mostly a week. Moreover, there is also financial assistance provided during such periods and above all, emotional help offered by all members of the association should not be underestimated. There are individuals who are directly elected by members to play the role of leadership and facilitating the appropriate provision of the services mentioned above. Even though destruction of long established such traditional associations have occurred as the result of urban renewal projects, there are efforts to establish new idirs in the new area of residence, according to findings of the present study.

Table. 4.5. HH's participation in *idir* before and after relocation

Before Relocation	After Relocatio
----------------------	--------------------

		Frequency	Percent		
Valid	yes	90	60.0	111	74.0
	no	60	40.0	39	26.0
	Total	150	100.0	150	100.0

Source-own survey

The number of HHs participating in idir after relocation has increased compared to the frequency distribution of HHs who have been participating in idir before relocation as shown in table 4.5 above. This finding is similar to Wubzina's (2013). According to her study, idir has continued to support residents in the new relocation areas but it couldn't go beyond providing bereavement services. Though development-induced displacement and residential relocation caused the destruction of many of the traditional mutual help associations, including idir among residents, both qualitative and quantitative data showed that most residents of Jemo condominium are able to continue participating in these organizations. Indeed, not all of these organizations in which residents used to participate when lived in the central neighborhoods were totally destroyed. Rather, some of them are still continued to operate according to research participants.

Even though there are idirs established by the residents who settled earlier in the condominium houses in the current area of residence, many HHs prefer idirs in the previous area of residence to the one available in the current area, according to data from in-depth interview. One most common reason frequently raised by respondents was the difference between idirs in the previous and current area of residence in terms of material and financial strength and the level of emotional attachment among members. Accordingly, given that it is well established since the beginning of life in old neighborhoods, idir in the previous area of residence is much preferred by the residents. Of course, the strength of idirs in the current area of residence vary based on the strength and activities of the co-owners' committee who voluntarily coordinate various aspects of life in the gated condominiums. The co-owners' committees- a group of individuals among

the home owners who are elected by residents of a given gated condominium- perform various activities such as mobilizing human and financial resources for the construction of road, fences and green areas. One more other task of these committees is facilitating the establishment of different mutual help traditional associations such as *idir* through which residents can help one another during the time of hardships and strengthen their social solidarity. As evidenced by the researcher, in the gated condominiums where the co-owners' committees are relatively active enough in organizing and mobilizing residents, the establishment of *idirs*, and the level of performance of other developmental activities is much better. That is why it is said that the level of the establishment of *idirs* in various gated condominium areas vary depending on the strength and activities of the co-owners' committees. Concerning the preference of *idir* in the previous area of residence to the one found in the current area, a woman at Jemo 2 stated: *Regardless of the little income I earn, I haven't stopped yet and I will not stop participating in idir found in my old residence. Because it is well organized, the amount of money I can get from it is very high even though I can't be provided with the materials.* The following table also confirms this reality.

Table 4.6. HHs' patterns of participating in *idir*

How HHs occupied current area	Patterns of participating in <i>idir</i>	Frequency	Percent
displaced and relocated for development purposes	established new here	14	24.1
	continued as a member of the previous area	6	10.3
	participate in both areas	20	34.5
	used to participate but stopped after relocation	15	25.9
	haven't been participating both before and after relocation	3	5.2
	Total	58	100.0
winning lots	established new here	36	64.3
	continued as a member of the previous area	4	7.1
	participate in both areas	4	7.1
	used to participate but stopped after relocation	2	3.6
	haven't been participating both before and after relocation	10	17.9
	Total	56	100.0
buying the house from former owners	established new here	16	44.4
	continued as a member of the previous area	3	8.3
	participate in both areas	7	19.4

used to participate but stopped after relocation	3	8.3
haven't been participating both before and after relocation	7	19.4
Total	36	100.0

Source: own survey

Table 4.6 above shows the frequency distribution of survey respondents by the patterns of participating in idir. Significant variations can be observed among HHs based on the way they came to live in the condominium houses. Participating in both the previous and the current areas of residence and continuing to participate in idir found in the previous area of residence have been found to be relatively high among households who were moved to the area being displaced due to urban renewal activities. On the other side, establishing new idir in the current area of residence is substantially high for households who occupied the current area of residence both winning lots being formally registered by the housing agency and buying from the former owners.

Table 4.7 below displays the frequency distribution of HHs' participation in idir before and after started to live in the current area of residence and their variation in terms of the way they occupied the current area of residence. Accordingly, it is found that HHs relocated to the condominiums as a result of internal displacement for urban development purposes have shown decline in their participation of idir in the current area. This can be because of the fact that the idir in which they have been a member in the previous area of residence has now been destroyed and idir in the current area of residence may not be well established. On the other hand, even though the idir in the previous area of residence might have not been totally destroyed, the distance between the current area and the previous, the lack of transportation and high cost of it might have discouraged these HHs to continue as a member of idir in the previous area of residence. Above all, the issue is also related to the fact that most have occupied the current area

recently which is likely to affect their decision to give up their previous idir and participate in the new one established in the current area of residence.

Table 4.7. Variations of HH's participation in idir before & after relocation based on how they occupied the current area

How HHs occupied current area		Frequency		Percent	
		Before Relocation		After Relocation	
displaced and relocated for development purposes	yes	53	91.4	40	69.0
	no	5	8.6	18	31.0
	Total	58	100.0	58	100.0
winning lots	yes	21	37.5	43	76.8
	no	35	62.5	13	23.2
	Total	56	100.0	56	100.0
buying the house from former owners	yes	16	44.4	28	77.8
	no	20	55.6	8	22.2
	Total	36	100.0	36	100.0

Source, own survey

In sharp contrast to the case mentioned in the above paragraph, participation in idir has substantially increased for the other two categories of condominium residents, i.e., for those who moved to the area winning lots being formally registered by the housing agency and among those who settled to the area buying the houses from former owners. As shown in the table above, participation of idir among HHs who moved to condominium houses winning lots has increased from 37.5% before relocation to 76.8% after relocation. Similarly, participation of idir among HHs living in the condominiums buying the houses from former owners has also increased from 44.4% before relocation to 77.8% after residential relocation. The reason for such increase is the nature of settlement and relative tenure security after relocation. In other words, in the open-ended questionnaire, most respondents of the above two categories mentioned that they were not interested to join idir since they were sure that they won't stay in an area where they used to live renting private houses.

Table 4.8. HH's participation in ekub before and after relocation

	Frequency	Percent	Frequency	Percent
	Before Relocation		After Relocation	
yes	46	30.7	24	16.0
no	104	69.3	126	84.0
Total	150	100.0	150	100.0

Source, own survey

Statistical data presented in the frequency table 4.8 above shows a decreased trend of HHs' participation in ekub after relocation. Data from depth-interview also confirm this finding. The increased rate of unemployment after relocation and the decline in HHs participation in self-employment are the main reasons frequently mentioned by research participants. This is because employment as a source of income is a precondition in most cases for HHs to participate in ekub, i.e. the more HHs are able to generate income, the more they are likely to participate in ekub. The other related reason affected the participation of HHs in the current area of residence, according to respondents, is the relatively higher cost of living around the new housing situations that do not allow HHs to have extra some money to be saved traditionally in the form of ekub.

Table 4.9. Cross tab showing employment status and HHs' participation in ekub

		Employment status of HH head			Total
		formally employed	unemployed	self employed	
HH's participation in <i>ekub</i> before relocation	yes	25	0	21	46
	no	52	13	39	104
	Total	77	13	60	150
HH's participation in <i>ekub</i> after relocation	yes	17	1	6	24
	no	50	46	30	126
	Total	67	47	36	150

Source: own survey

Cross tabulating employment status of HHs before and after relocation with their participation in ekub confirms the argument presented above. As shown in the cross-tab above, HHs' employment status is linked to participation in ekub both before and after residential relocation. For instance, looking at the before relocation result, 25 of 77 formally employed and 21 of 60 self employed respectively answered that they used to participate in ekub. Similarly, 17 of 67

formally employed and 6 of 36 self employed reported that they participate in ekub in their current area of residence. However, none of the 13 HHs and only 1 of 47 HHs that are unemployed replied that they participate in ekub both before and after relocation respectively.

Table 4.10. Variations of HH's participation in ekub before & after relocation based on how they occupied the current area

Patterns of participating in ekub	How HHs occupied current area			Total
	displaced and relocated for development purposes	winning lots	buying the house from former owners	
established new in the current area of residence	2	4	5	11
continued as a member of the previous area	2	5	6	13
used to participate but stopped after relocation	16	8	4	28
haven't been participating both before and after relocation	38	39	21	98
Total	58	56	36	150

Source: own survey

The disorganizing effects of development-induced internal displacement in particular and residential relocation of any kind in general can be seen from table 4.10 above. The table displays the various patterns of HHs' participation in ekub in terms of the way they occupied the current area of residence. People who were displaced from the inner city neighborhoods of Addis Ababa took the lion's share in replying that they used to participate in ekub before relocation but now have stopped to do so after moving to the condominiums. The statistics also shows that these categories of residents are very small in number in terms of being able to establish new group of ekub participants after relocation. Moreover, given the distance traveled from the inner city and transport problems, it is this group of survey respondents that are insignificantly represented in terms of being able to continue participating in ekub established in the previous area of residence.

Most participants of the in-depth interview revealed that they have given up participating in mahiber after residential relocation. It has been frequently pointed out in the next sections of this paper that there is lack of public transportation services in the study area. Indeed, there are mini-bus taxis and the so-called *bajajs* in the area which most research participants complained about their higher cost and their inability to travel as long distance as demanded by the residents. Participating in mahiber requires members to be available in person every time when ever the need arises. Since many have involved in mahiber in the previous area of residence, the transport problem hinders most of them to be able to attend there.

Table 4.11. Patterns of HHs' participation in *Mahiber* in terms of how they occupied the current area of residence

How HHs occupied current area	Patterns of participating in mahiber	Frequency	Percent
displaced and relocated for development purposes	established new in the current area of residence	2	3.4
	continued as a member of the previous area	18	31.0
	used to participate but stopped after relocation	16	27.6
	haven't been participating both before and after relocation	22	37.9
	Total	58	100.0
winning lots	established new in the current area of residence	3	5.4
	continued as a member of the previous area	2	3.6
	used to participate but stopped after relocation	4	7.1
	haven't been participating both before and after relocation	47	83.9
	Total	56	100.0
buying the house from former owners	established new in the current area of residence	2	5.6
	continued as a member of the previous area	7	19.4
	used to participate but stopped after relocation	2	5.6
	haven't been participating both before and after relocation	25	69.4
	Total	36	100.0

Source, own survey

Table 4.11 above is an attempt to statistically support the argument that residential relocation, especially in case of development-induced internal displacement, has an implication on HHs' participation in mahiber. As shown in the table, compared to the other two groups, the frequency of HHs who were displaced from the inner city are higher in terms of stopping to participate in

mahiber after relocation that they used to when living in the previous area of residence. On the other hand, HHs who occupied the current area of residence both buying the house from former owners and winning lots are many in terms of not participating in mahiber both before and after relocation. This, by implication refers to the fact that participation in mahiber is highest among HHs displaced from the central neighborhoods and the extent to which displacement and residential relocation affected peoples' participation in mahiber.

4.4.2. Neighborhood ties and social Relationships

Neighborhood relationship is an important component of social life in many societies; and especially in Ethiopia they constitute overwhelming purposes. This relationship not only provides emotional support for people involved in it, but also is an essential material asset on which people rely on one another during the times of financial hardships. In traditional Ethiopia, even there are lots of proverbs that signify the necessities of this social organization. One of these, for instance, is a saying that *Keruk zemed, yekirb gorebet yishalal!* Which means a neighbor near around is better than a relative of far away. The significances of neighborhood relationship in Ethiopia are not limited to these. Moreover, such relationship also serves a purpose of security. It is common to safeguard a neighbor's belongings when the other goes and stays away from home. Above all, neighborhood relationships also play a role of mediator and often arbitrator when conflict arises for various reasons.

Neighborhood relationship has been found to be significantly weak to the level one can label it as non-existent in the new relocation areas of Jemo condominium site. Research participants disclosed that they do not know each other and social relationship around condominium houses is at its fragile state. *Before I and my family came here, we used to live as a tenant of a private house. We all were 10 households living in a compound along with the owner and we have had*

strong neighborhood ties. But here, beyond a greeting there is no more interaction even amongst us who are living in one floor. I do not drink coffee with the women next to my house; everybody spends the whole day and night closing its door- said Rahel, whom the researcher interviewed at Jemo 3 condominium site. Moreover, exchange of properties of one another and helping each other during the times of hardships is also not well practiced in these new neighborhoods.

There are indeed a number of ways through which neighborhood relationships can be both created and maintained. One of these ways most commonly practiced in our society is the culture of drinking coffee together. Especially in the rural Ethiopia where such practice is an important component of maintaining social solidarity, drinking coffee with neighbors has a norm implicitly accepted and abided by the people involved in it. For instance, there is an informal rule of making coffee and inviting neighbors to drink; when one HH does it today, it will be the turn of the next HH tomorrow and the turn comes the other day as all participants have made their turn in round. Moreover, the fact that such activity has continued smoothly and that all neighbors have continued to participate in it mostly implies that there is a good relationship among the neighbors. But, when the reverse happens, i.e., if all others have been invited and another is left for some more days can mostly be a symptom that there can be certain conflict created between these two groups, other things remaining constant.

Despite the positive impact of drinking coffee with neighbors on the social cohesion that can possibly exist among households living even on same block; residents of Jemo condominium site have a very weak habit of doing it. Data show that let alone HHs living on a block, those living on same floor do not have the habit of drinking coffee together. During my stay in the area for data collection, I observed that many people spend most time at work but the available few stay home just closing their doors. It is hard to find doors open and residents do not have adequate

answer for it. Most responded that they are doing it because other residents of the condominium are doing it too which seems that it has been accepted as a normative life style of condominium.

As shown in table 4.12 below, HHs’ tendency of drinking coffee with neighbors has substantially decreased after relocation. HHs who responded that they used to drink coffee with neighbors before moving to the condominiums is 59% and the frequency of HHs who replied that they drink coffee with neighbors now in the current area of residence is 21.3%, as shown in the table. Some respondents argued that they have strived for a good neighborhood relationship to prevail with others but they frustrated. For example, one interviewee said : *I invited all residents of my block for the feast I prepared for mahiber during the two successive years we settled here. I did this two times but no one came except a woman who used to live next to my house. Since then, I used to drink coffee with that woman. Because she left her house giving it for rent, now I have no one to drink coffee with.*

Table. 4.12. HHs’ tendency of drinking coffee with neighbors before and after relocation

		Frequency	Percent	Frequency	Percent
		Before Relocation		After Relocation	
Valid	yes	89	59.3	32	21.3
	no	61	40.7	118	78.7
	Total	150	100.0	150	100.0

Source, own survey

One reason, participants said, is the prevailing anonymity that is brought about mainly by the fact that almost all of the residents came from different areas of the city and hence formerly they do not know each other. This in turn has created fear and suspicion among the residents. The response of Habtamu: *one day, I heard someone shouting in a house located at the other corner of our floor and went there. Soon after I reached there, I stopped and just began to hear what has been going on; it was spouses quarreling. Then I wanted to knock the door but ashamed-I*

thought what I would say had the person said “is it your business?” and then finally went back to my home when it ended up would confirm the prevalence of fear created by anonymity among the residents in the condominium houses.

The other more relevant reason is the change in the life style of the residents following their relocation to the condominium houses. The new “modern” ways of life in these apartments enabled people to access and privately use many of the facilities that they used to have them in common before moving to the condominium houses. Some of these facilities, for example, include toilets and water taps that people especially living around poor and slum neighborhoods share in common owing to their financial unaffordability and lack of adequate urban space.

Some respondents revealed that such changes in the use and ownership of these facilities have greatly affected the level of social interactions. *Before, it was possible to meet and often discuss some issues with the person around you while going to the toilet passing over his door and fetching water together from a common water tap. But now, we all have these things in private inside our house and I think this by itself has reduced the means of meeting with the person living around us.* Therefore, the change in the life style of residents following the change in the nature and structure of the houses in the new relocation area has contributed a share for the weak neighborhood relationship in the current area of residence.

The pattern of settlement being unstable in the new condominium buildings has also played a role in weakening neighborhood ties and generally social relationships in the area. UN-HABITAT (2010) has found that the great majority of condominium residents-about 70%- are private tenants and studies successively following this report also confirmed that the houses are mostly occupied by such households. This has happened mainly because of financial constraints

faced by the home owners to cover the bank loan that has to be paid on a monthly basis which many research participants believed is beyond what the majority can afford. Some also noted that the duration of stay for a given tenant is very short given the relatively high rental cost that in turn blocked the chance of getting along with one another. One respondent said: *Someone whom you saw yesterday leaves tomorrow and another will replace.* Therefore, this promotes anonymity among residents and at large becomes a culprit for the establishment of neighborhood ties and social relationships around the condominium houses.

A further aggravating situation is an ever increasing cost of living in the entire country in general and around these expansion areas in particular. Respondents reported an ever rising cost of living in the relocation areas where the price of items in these areas have slight variation from the center as the researcher himself tried to make critical comparisons during the periods of data collection. This, added to the bank loan waiting each month makes people to spend considerably little time around home while striving to fulfill the financial requirements. The point is that people need some time to spend around home to drink coffee with others, discuss common issues together to form a strong neighborhood relationship. Therefore, it can be argued that failure to establish social relationships around the new relocation areas is partly involuntary. For instance, an interviewee at Jemo 3 said: *It has been three years since we resettled here but I don't know my neighbors living on the same floor.*

Such facts even won't allow us to make an association between the length of time one spends in these neighborhoods and the likelihood of involving in a committed social relationship and hence, the mobile nature of tenant households alone does not sufficiently explain the phenomenon. Consequently, it is important to look the other side of the coin and the overall circumstances surrounding life in the new relocation areas when thinking about the nature of

neighborhood relationships. Well planned and well organized relocation along with proper social support and compensation has been identified as significant to maintain community security and sustainability (Terminiski 2012).

The existence of a very weak neighborhood ties in Jemo condominium can be manifested in different ways other than the absence of a habit of drinking coffee together. Added to the fact that most spend closing their doors, the prevalence of anonymity among the residents have caused lots of bad consequences. There have been cases when a man was found dead, the corpse of whom was taken away from home by police later than a couple of weeks after it smelled bad according to respondents of Jemo 2 condominium. It is surprising that neighbors who haven't helped him by the time he was between life and death have then reported to police after the corpse began to smell bad. Similar case was also occurred at Jemo 1 condominium site in January, 2016. A dead body of a woman was found after three days inside her house. More shocking is that her baby who hasn't yet celebrated its 2nd birthday was found near the corpse sucking the breast of the¹ dead mother. According to respondents, it was again the bad smell coming out of her house that forced the neighbor to call the police.

¹ The statement that "A dead body of a woman was found after three days inside her house." that appeared on the last paragraph of this page has not been confirmed by police of the area. But, in addition to the data obtained from research participants, the issue has been the main agenda of discussion by social media, especially facebook in the same month the event occurred.

4.4. Access to and affordability of social services

Affordable and accessible social services that are provided by the public sector have of paramount importance for human well-being. Though this statement can be widely applicable for people living at every corner of the world, it becomes more critical especially in the urban settings where the interdependence of human existence is highly imperative. The establishment of safe and less costly transportation services, well organized health care facilities, all inclusive schools, and accessible market centers in the nearby areas among other things are important to enhance human development. Many of these social services in the study area, however, do not adequately exist. Even the few available of them which are owned and run by the private sector are both unaffordable and with low quality.

One of the social services essential for human well-being is adequate public transportation services along with the ones available by the private agencies. It is obvious that transport service is strongly linked to every other human activity. For people especially located around the outskirts of the city, as in the case of Jemo condominium area, accessible and affordable transport system is important to maintain their link with the center of the city. In Addis Ababa, where a substantial number of houses are being built both by the public and the private sectors followed by the resettlement of an ever increasing amount of households to these houses located around the outskirts of the city, the expansion of public transport services to address these people requires more attention.

Residents of Jemo condominium site commonly complain about the worst situation of transport services in the area. Both data and the observation of the researcher during data collection highly comply with this statement. Informants revealed that the problem of transport has been amplified

by the lack of adequate buses that can travel relatively long distance with many number of people at a time. *Anbessa* bus is available only in the early morning, sometimes up to 3:00 o'clock local time and often after 11:00 a.m local time. Other transport means available in the area are mini-bus taxis and the so-called *bajaj*. According to respondents, the cost of travelling by these transport types is relatively expensive. Moreover, these taxis and *bajajs* do not travel long distance up to the needs of travelers and most reported that getting on and off from them is frustrating.

Given that many of the residents that are self-employed have their business centers in the inner city neighborhoods, it is common to come home often in the late night. Minibus taxis that come to the area mostly from *Mexico* stop at *Jemo 1* condominium site and do not reach *Jemo 2* and *3*. Therefore, people located in the later two sites must use *bajajs* in order to reach to their destination. Currently (by the time this data was collected-January to February, 2016), it costs 2 birr to travel from *Jemo 1* to *Jemo 2* and *3* during the day time. This cost, however, increases ten to twenty fold during night. Therefore, people who spend the whole day doing business in the inner city and return home at late night are highly vulnerable to transport problems, according to the respondents. Andinet, whom I interviewed at *Jemo 2*, for instance, said: *After 3 o'clock at night, I usually pay 20-30 birr for a bajaj to come from Jemo 1 to Jemo3.*

An issue related to it is the higher traffic congestion along the way to the center of the city from the relocation areas. Some people relatively with a better economic status and social capital are adapting to the problem by buying private vehicles. *I have a hotel and my wife has beauty salon in Piazza around where we used to live before coming to here. We leave home early in the morning and come back usually after 2 o'clock at night. Daily, we have been spending above 50 birr only for transportation for both of us and it would have been doubled whenever we stay late.*

Later on, we discussed and bought a small car and we are using it now. But, there is traffic congestion still- Habtamu revealed. Some disclosed the higher fuel consumption resulted from increased traffic congestion in the area that made them to think about leaving the area. Many have claimed that the transport situation is creating significant impact on their daily activities. The long distance needed to travel from the condominiums to the committing areas added to traffic congestion and inaccessible transportation have negatively affected their work habits, according to some respondents. Many reported late arrival to their work areas. Above all, inability to arrive to school on time because of transport problem for students has been discussed by numerous parents.

Alemu is a 45 years old man currently living in Jemo 3 condominium. He is one of the households who were displaced from *Senga tera* area and relocated to the various expansion areas such as Jemo condominium. Alemu used to work as a broker along with his friends and his wife had been selling bread and tea in a small inn made from plastic in front of their old house. According to him, the amount of money he used to earn was sufficient and on top that the income from his wife was highly compensating. He has four children living with him, not all of whom are attending school. When he has been living in *Senga tera*, three of his children used to learn at *Beyene Merid (Edget behibret)* school without the need to pay fee. After relocation, however, Alemu and his wife are in trouble of appropriately getting their children attend school. Before coming to the current area of residence, Alemu and others were told that there is public school in the area but when arrived at Jemo 3, Alemu found no such school.

He speaks last year (2014/15), a school called Abay primary school was opened in our area and somebody told me that I have to get my children registered very earlier. Then I woke up at 3:00 a.m in the mid night to take queue and I was successful in that. But later, I realized that my children's name was not in the list. I went to the education bureau of Nifas silk sub city but told that the quota has already been met. According to him, by the time he was registered, he was 142nd while it was the first 200 candidates eligible for admission. He therefore, concluded that there was some corruption made against him in the process. He added *I heard that the purpose for which the school was established is to help children of the impoverished families get the chance to learn but when you enter in to the compound of the school what you can see is numerous luxurious cars of parents stopped in it. One can hardly see children of the poor families in the school.* Alemu finally decided to send his children to their former school. For this, there are lots of sacrifices involved according to him. He and his three children always wake up early at 5:00 a.m in the morning and walk on foot to Jemo 1 where they have to stand on queue to get bus. When finishing class, his children again take bus up to Jemo 1 from which they once again have to walk on foot up to home-Jemo 3. One of his children hasn't got the chance to attend school due to inability to send her to the private school. He said *as you can see me, I spend most of the time sitting idle at home and my wife has now completely stopped working. I pay 2,300 birr each month for the bank loan. We can't afford even for our monthly food consumption unless my wife's families support us. How can, therefore, we pay 600 birr for a private school each month. I actually do not oppose development so long as it is done for the benefit of all but I will say that what is going on is not development rather it is destruction!!*

The other interesting thing to discuss about the situation of social services in the study area is about the availability and affordability of health care facilities. Compared to the transport services, the residents are less concerned about the situation of health care centers in the area. This is because, even though not found near to the area, public health care centers are available few kilometers away from Jemo 2 and 3 condominium sites-around *Michael*. Moreover, there are private health centers such as small and medium clinics in a few distances far from the areas under consideration. These clinics, however, are not in a position to provide adequate care, according to the informants, mainly because of the problem of organization both in terms of material and human resources.

Research participants disclosed that the location of the health care centers a bit far from their area of residence is making them to incur an additional cost of transportation. *There is no health center around us. To get treatment, we have to go to Michael where it is found paying around 10 birr. During emergency situations, one has to take a contract taxi which is too expensive* said one of the committee members at Jemo 3 condominium site. In the near future, it is expected that more than 16,000 households will occupy in the three sites of Jemo expansion area as soon as all the constructed houses are completely occupied. It is, hence, logically justifiable that at least one public health care center has to be established in between these three condominium sites.

The absence of children's play grounds and inaccessibility and unaffordability of child day care centers in the area urges the necessity of public Pre-kindergarten and kindergarten schools for the residents. Moreover, elementary and high schools are also needed in the nearby in order to save time and transportation costs. The responses of research participants as well as the personal observation of the researcher demonstrate that such public schools are lacking in the area and residents frequently complain about the problem. Many reported the trouble they are facing out

of sending their children to school located far away from their residential area and the additional costs they incur.

As in the case of the health care centers, there is insignificant number of kindergarten school established by the private sector renting the houses constructed for communal purposes. The availability of such private kindergarten schools, however, is not adequate and has not solved the problems, according to some interviewees. On the one hand, they are established for profit and hence their prime motive is maximizing it, and on the other hand, their quality is not reliable. Respondents disclosed that the fees asked by these schools are not affordable and many are sending their children to them due to lack of alternatives: *I pay 600 birr per month for a single child learning in a private kindergarten school around here; the first half is for school fee and the other half is for school bus. Before coming in the current area, I used to pay 150 birr when I was around Teklehaimanot but here there is no alternative and hence, I should pay whatever is asked rather than letting my child stay home-* replied Hussein, living in Jemo 2 condominium site.

One of the coping strategies adopted by residents, especially among the economically well to do families is to send their children to schools located around the center of the city. Though displaced, many of such families are able to maintain teaching their children in their former schools. Some informed that they will drop their children at school early in the morning on their way to work in the center of the city. The great majority of residents whose economic status does not allow them to do the same, however, are paying unreasonably large sum of money for the private schools the payment for which is to the house rent in which they operate than to the quality education they offer. The need for the government to establish some public schools in the area is therefore, far from a matter of privilege but necessity!

Government officials of the housing agency interviewed about the problems of public infrastructures in the area and the reasonability of fulfilling them in relation to the size of the population have presented an argument which is not persuasive. The common response for most was that constructing infrastructures such as schools and health care centers was not the prime responsibility of the government. According to them, the government was interested to provide shelter for the homeless and changing the outlook of the city and hence, other requirements that come following the relocation of people to the areas where shelters are built should be left for the private sector. From this, it is possible to understand that these officials do not have the idea of what housing mean and for them; construction of shelter is enough for fulfilling the housing requirements of urban inhabitants.

Provision of shelter alone should not be considered as fulfilling the housing requirements of the urban population as it has been claimed by the government officials in the present study. This is because the usual claim of the government has always been that it has worked hard to fulfill the housing demand of the urban inhabitants. Housing however, is much more than this. Salau (1992) defined housing as the total residential neighborhood/environment or micro district including the physical structure, all necessary services, facilities and apparatus for the total health and well-being of an individual and family. Accordingly, housing is considered as the totality of the physical environment in which the family and society's basic units must develop. Above all, housing structures are enclosures in which people are housed for lodging, living accommodations or even work places. For Agbola (1998), housing represents a complex of economic, social, and psychological phenomena; it is a combination of characteristics which provide a unique home within any neighborhood and not just a shelter. Furthermore, The United Nations Committee on Economic, Social and Cultural Rights (1991 cited in UN-HABITAT &

OHCHR, 2014:3) underlines that housing should fulfill criteria such as tenure security, availability of services, materials, facilities and infrastructures, affordability, habitability, accessibility, location, and cultural adequacy among other things.

The availability of market centers and grinding mills in the nearby is important to ease the life of residents, especially women and the elderly. Interviewees disclosed that such facilities are totally inaccessible in the area and hence they are required to travel to long distances to access them. Data from extended interview and field observation reveals that residents should travel to Jemo 1 condominium site to obtain market area. The market located even at Jemo 1 site, nevertheless, is not well established and according respondents, they cannot obtain everything from it. Alem is a resident of Jemo 2 condominium site who is in her late 30s and she argues that often there is a need to go to the center of the city to get everything: *There is a market around Jemo 1 but only few things are available there; I often go to Merkato to buy things I can't get here.* The problem with the market area has been further aggravated by the transport situations in the area.

Grinding mill is the other problem in the area. It is widely known that *Enjera* is a staple food of Ethiopians since time immemorial. *Teff*, a grain from which the food is prepared has to go through certain processes. The most important of these processes is grinding it in to flour using a grinding mill. The grinding mill is, therefore, an important component of the cultural milieu in Ethiopia. Women, especially the elderly women, are mostly involved in the process which amplifies the necessity of finding a market where the *teff* is bought and the grinding mill used to process the grain nearer to a residential area. In Jemo 2 and 3 condominium areas, interviewees disclosed that such facilities are not found in the nearby area and as in the case of the market, they should travel some distances that involve transportation cost to get the grinding mill.

Once again, the difficulty of getting grinding mill services is related to the accessibility and affordability of transport services in the area. Many respondents stressed that they are incurring significant transportation costs to reach to the grinding mills. Lidya, for instance said: *To go up to where the grinding mill is found, we have to take a bajaj which is not that costly. The problem is, however, when we want to come back with our grinded grain; we have to use a contract bajaj which costs us 20-30 birr for a single travel. Had it been before in our old residence, I pay only 5 birr for a daily laborer since there are many alternative grinding mills in the nearby area.* As indicated above, elderly women are highly vulnerable for this problem which is highly affecting the quality of their lives.

The findings of the present study are consistent to Gebre (2008). In his study on the impact of development induced displacement on low income HHs, he found that most public services are either not available or found in areas distant from where the displacees are relocated which in turn caused them to incur additional transportation costs. Tesfa (2014) also came up with similar findings. Both authors concluded that most social services and other facilities including market centers and grinding mills which residents used to reach by foot walk before relocation has now become inaccessible unless transportation cost is involved.

4.5. Problems and coping strategies

There are lots of problems that people who were relocated to the current area of residence-Jemo condominium site-encounter. Indeed, many of the problems are the ones that others living throughout Addis Ababa share in common. However, there are also numerous problems that are particularly faced by people residing around the outskirts of the city that are primarily related to displacement and relocation. Of course, the difference in the socio-economic status of residents living in these areas should not be underestimated since such variables matter in the way people differently face life challenges and the manner they respond to them.

One of the most commonly reported problems by research participants was related to the bank loan. Many contended that the cost of the houses and the way the down payment was set by the government has not taken the socio-economic situations of relocatees. *It is very difficult to imagine that a person who used to pay less than 10 birr is now made to pay above 1,300 birr each month.* This problem, even though shared by most residents who moved to the area through the lottery system, it is found to be especially the concerns of households relocated to there being displaced from their former residential areas for urban renewal.

Compared to those who moved to the area winning lots by being registered in the housing agency as homeless, people that were displaced for reasons of urban development and relocated to the area have experienced much more frustration caused by inability to pay the monthly bank loans. Data from extended interviews with both categories shows that prior expectation and self-preparation to confront the problem matters. In other words, many people who were displaced from their former *kebele* houses frustrated more than those moved to the area through the lottery system due to the monthly bank loan that they got it to be extremely high compared to the

payment of the kebele houses. This is not true, however, for the other groups who voluntarily encountered the situation. *The squatters do not want to live in the apartment blocks built by Mass Housing Administration because it is not possible for them to afford the required expenses, monthly maintenance and security payments; they live close to their relatives in squatter settlements and have good relations with their friends and neighbors. Thus, they feel secure in this way and want to continue their lives in the way that they have become used to* (Dener 2012:99).

The most commonly used mechanism adopted as a coping strategy by many households is to rely on social capital. Families and close relatives found both abroad and inside the country have been found an important source of finance needed to cover the initial capital required to transfer the houses as well as the rest of the bank loans to be paid on a monthly basis. The following case of Hussein and his wife, Alima, would best illustrate the situation.

Hussein and Alima are a married couples now living in Jemo 3 condominium site. Before coming to the current residential area three years ago winning lots by formally being registered as homeless by the housing agency, they used to live around *Teklehaymanot-* an area near *Merkato-* as a private tenant. They have three children, two of whom are now attending school. The eldest son, Abdo, learns in an elementary school located few kilometers away from their home while the other, Sofia learns in a kindergarten school owned and run by a private business man which is established in one of the communal houses at Jemo 3. Hussein was a private taxi driver before he completely stopped working; it's now four years since he became unemployed. He says *employers ask property deeds as a mortgage or to go with someone having a large sum of money in the bank to give their taxi to a driver whom they do not know very well.*

Fortunately, they heard that they won a lot for condominium house at Jemo 3 that required them to pay at least 20% of the total cost of the house. Hussein, who is unemployed, therefore has to ask members of his family of procreation for it. He succeeded in it but later, he must think about 1,514 each month and still he is unemployed. He, therefore, has always been depending on his family to pay the monthly bank loans. His wife, Alima, prepares chips on the side of a street in front of their gated neighborhood. With the money she gets from the sale of the roasted chips, she covers many of the household expenses, including children's school fee. Alima also often ask her relatives some money: *the income from the sale of chips is not always constant. I sometimes came home only with 5 birr. When I get in trouble, I openly ask my relatives for help.* Hussein argues that it is difficult to live in the condominium houses: *By the way the poor is not fit to condominium; life is challenging here. People think we are happy whenever we smile but it's we who know our problems.*

The second, but the most commonly practiced coping strategy for the financial constraints has been found to be giving one's house for a private rent and finding a relatively cheaper and lower quality house for one self close to the new residential area. The money obtained from it has dual purposes: a part of it will be used to pay the monthly bank loan and the rest is used to pay for the house rent which they took around the relocation areas and other expenses. A woman of 49 years old whom the researcher met at Jemo 3 condominium site chatting with her former neighbors when she used to live in the condominium revealed: *I live alone; my husband died three years ago before I moved here. They displaced me from my former house located in Gedam Sefer and gave me a house with one bed room for which I have to pay 1012 birr each month. I lived in it only for a month and soon gave it for rent out of which I receive 2,500 birr monthly. I pay 800*

birr for a house made of chika (mud) here in Jemo 3 itself and I use the remaining money for the bank loan and other daily expenses. Now, the person who used to live in my house left last week and I am looking for another one. Many others are also using such strategies as a means of income not only to cover the monthly bank loans but also other household expenses.

Problems related to electric power supply is the other basic concern of the residents in the study area. One of the attributes of modern way of life that residents adopted either voluntarily or involuntarily is the use of electric power for various household activities such as for cooking food and boiling water. Moreover, there are a number of small and medium business enterprises established around these condominium areas the activities of which mainly depends on the presence of electric power supply.

The interruption of electric power supply is affecting not only domestic activities but also the performances of business centers that are expected to pay both tax for the government and often rental costs to the owners of the houses in which they operate. Above all, the situation has also been linked to the loss of uncountable electronic devices that operate on power supply. One respondent answered: *Here, electric power mostly appears in the morning, stays for a few hours and disappears for a very long time up to night. We have adapted to it when it became common but we can't do so when it disappears during the night time. The worst thing is often it appears to be a dim light which burned many of my equipments that I can now show you.*

Unlike the problem of water supply which is differently experienced, the issue related to electric power supply is commonly shared among all residents of Jemo condominium areas. Many respondents argue the relatively better situation of water supply in Jemo 2 and 3 condominium sites compared to Jemo 1. The researcher has tried to interview few individuals at Jemo 1 for

certainty and found similar results. Research participants interviewed in all the three sites, however, disclosed that there is problem with the electric power while people living in Jemo 1 condominium site very frequently complained about the problem with water supply. A man in the area answered: *Everything is connected to water in this house; life is difficult without it. As you know the toilet needs water, otherwise it is very hard to stay at home when there is no water because the unpleasant smell out of the toilet does not allow you to seat at home.* Some believe that the difference is due to the presence of higher military and police officials in Jemo 2 and 3 sites.

Absence of adequate space where children can play has also been reported as a big problem by the residents. Many asserted that the lack of such children play grounds is causing them emotional instabilities, especially for families having small kids. *Whenever my child goes outside, I always get scared for something bad might happen to him. I fear that one day, he may fall down.* Relatively speaking, families on the upper most floors are highly vulnerable for this and the tension decreases as we go down to the ground.

The absence of children play fields has been aggravated by the lack of enough and affordable day care centers in the area. Indeed, the researcher observed a day care center located at Jemo 3 condominium site that is privately established in one of the communal houses. Though not well organized, some interviewees contend that the cost of it is not affordable. For instance, Genet, a mother of two children in Jemo 3 said: *sometimes, I use day care center when I go to market and for grinding mill. But, it is too expensive; keeping your child for a few hours, then they will ask you up to 50 birr for one child.* This is in turn related to the absence of public kindergarten and pre-KG schools in the area that can serve purposes similar to the day care centers and the cost of which are either free or relatively cheaper compared to the private ones.

Dysfunctions of the sewerage system and problems with the quality of the houses have been disclosed both by residents and some members of the committees in Jemo 3 condominium site. They reported that the houses were constructed from lower quality and cheaper materials which can be manifested through different ways. One of the committee members said: *when someone opens and closes doors from the upper floor, it is heard loudly being on the lower floor.* And another respondent said: *when somebody walks over the upper floor above, it really seems that someone is hitting something using a hammer.* Though seems exaggerated, these responses have a very strong implications. The committees were interviewed in group on Sunday January 25, 2016 in the form of focus group discussion fortunately while they were at work and they all agreed with the above responses that shows the credibility of the information.

The problem with the sewerage system on some buildings is very critical which the researcher himself has observed. As you can see below on the photograph, some rooms especially found on the ground floor are full of human waste that comes down through the tubes from the above floors. Residents informed me that they have repeatedly cleaned these rooms in group but finally left it untouched when it becomes beyond their level of tolerance. They also reported the problem to the concerned bodies up to the highest officials but left with no response. According to the committees, a group of people who once came from the HPRs (parliament) also observed the situation and promised to give solutions but no one cared to respond. Some expressed their fear, especially during heavy rains that one day the building might collapse.



Photo1. The malfunctioning of the sewerage system in the condominiums, source: author

The other problem frequently mentioned by the research participants was the absence of offices of public institutions in the nearby so that people are forced to go far away from their area of residence to get these institutions. According to interviewees, they need to travel to *Mekanisa* and often to *Saris* to pay for the bills of water and electric power consumption. Given that there is lack of adequate public transportation in the area and the high cost of the private ones, the situation that residents are forced to go to distant areas to access the services of public institutions have worsened their lives. For instance, one respondent said: *In order to pay for electric bill, I have to go to Bistrate Gebriel. I usually spend more than the cost of the bill when I go and return home; to pay 30 birr for the bill, I spend more than it because in addition to the transport cost I have to buy food since I am also suffering from diabetic case.*

4.6. Environmental and personal security

The right to good environmental conditions is mentioned as one of the most crucial rights of the third generation. The contemporary concept of environmental justice highlights the necessity of providing every human being with access to an uncontaminated environment (Terminiski 2012: 25). Following the alteration of residential area, it is expected that the level of environmental security of residents such as access to clean and safe house, adequate space for various activities and access to different sanitation facilities will also change. Moreover, a change in the prevalence of crimes against both an individual and his/her possessions between the previous and current area of residence is also expected along with a change in residential area. This constitutes a fundamental component of personal security.

Being a primate city, Addis Ababa has large and an ever increasing population size compared to the regional cities in Ethiopia. According to the report of UN-HABITAT (2007), Addis Ababa is said to be a city where the proportion of the population that is living in the rundown and slum settlements as one of the highest in the world. It further asserts that most of the city's residents live in poorly constructed and inadequately serviced substandard housing units that were hastily built mainly after the Italian occupation to meet the shelter requirements of the rapidly increasing population. Most of these houses in the city are poorly equipped with housing facilities and infrastructures.

Those who live in sub-standard housing may suffer from overcrowding, poor protection from heat, cold and rain, and inadequate access to water and other services which has health implications especially for the vulnerable groups of the population (John, Paul, & Jade 2013). The condominiums with their modern housing styles and improved facilities aimed to change all

these and indeed have achieved a lot. Data show substantial improvement in the major housing facilities of residents who moved to the condominiums as compared to the one available in their previous area of residence.

As said earlier, data showed that there has been improvement in main housing facilities of condominium residents, including the quality of the houses. Other things remaining constant, home ownership in itself guarantees residents relative tenure security compared to living in a private rent room-an issue which is shared by the very majority of Addis Ababa dwellers. Owning a given condominium house also mean owning many more things that wouldn't have been possessed otherwise-using private toilet without the need to go far to the backyard, getting own water tap liberated from waiting long queue of people and fetching materials, electric power supply with a breaker installed on own wall, and many other things without mentioning the freedom and privacy.

Table 4.13 below shows the frequency distribution of survey respondents by their housing situation before moving to the current area of residence. As it can be seen, only 10.7% of the residents had their own private home before moving to the condominiums and most of them (39.3%) were used to live in a private rent house. Given the socio-economic situations of most of these residents, they are less likely to rent houses with quality roofs and wall constructed from building materials such as bricks and cement as it is true for the condominiums. For these categories of people, therefore, getting the chance of owning condominium houses is one step further in improving their quality of life.

Table 4.13, showing the frequency distribution of the housing situation of HHs before relocation

Housing situation of HHs before relocation	Frequency	Percent
co-residence with family/relatives	19	12.7

lived in a private rent house	59	39.3
lived in <i>kebele</i> rent house	56	37.3
had own home	16	10.7
Total	150	100.0

Source: own survey

Moving to the condominium houses has also improved the adequacy of private space which can be demonstrated by the substantial increase in the number of rooms in which households live after relocation. As revealed by open ended interviews, the experience of many households was using one or two rooms for various purposes, including but not limited to sleeping, cooking, and storing. Survey data has shown meaningful variation in the percentage of households who live in a single room house before and after relocation. For instance, the frequency distribution of HHs who responded that they used to live in a single room house was 18.7%. This figure has dramatically decreased to only 5.3% after relocation. It has to be understood that single room after relocation refers to a studio which has its separate kitchen and toilet and many households are yet thankful of its better situation compared to the previously single room house. Accordingly, 69.3% of survey respondents replied that they have adequate space for various purposes in the current area of residence. This figure is great when compared to the 56.7% who reported that they had adequate space for various purposes in the previous area of residence.

Given the low socio-economic situation of most of these households, those who had been living in private rent houses were forced to be confined to a single room because they couldn't afford to pay the cost of more rooms suitable for various specific purposes. In case of those who were living in the *kebele* houses, on the one hand they should go through long and complex bureaucratic processes to get the permission for rebuilding and adding some more additional rooms. On the other hand, many of them have reported that they used to use the rooms as a source of income by giving them for rent. Even though complaints are very common regarding

the fairness of distributing the houses for households in a way that takes their interest and family size in to consideration, moving to the condominium houses has improved an aspect of the quality of life of households by increasing the number of rooms in which they live.

The “modern” condominium apartments have indeed brought change in peoples’ way of life and daily activities. Most of these changes are of course positive that enabled especially women to easily accomplish household activities. One of these changes is the use of electric power for various household activities such as cooking. Table 4.14 below shows a significant increase in the number of households who use electric power for cooking and other related purposes after moving to the condominium houses. The difference between the before and after of relocation in the use of the energy is of course big (46%, 98%) respectively and the change is significant when compared to the situation at the country level.

Table 4.14. showing the frequency distribution of HHs by type of energy used

		Before		After	
Source of energy for cooking		Frequency	Percent	Frequency	Percent
	fire wood	39	26.0	-	-
	charcoal	19	12.7	2	1.3
Valid	electricity	69	46.0	147	98.0
	natural gas/biogas	23	15.3	1	.7
	Total	150	100.0	150	100.0

Source: own survey

According to national report on housing and sustainable urban development by the Ethiopian ministry of urban development, housing, and construction (2014:65), traditional biomass sources (wood, crop residues and cattle dung) supply 94 percent of the total energy requirement with petroleum and electricity meeting the rest. The situation is far worse in the rural areas where women have to travel many kilometers in search of fire wood. Even in the urban areas of the country, including Addis Ababa, the percentage share of people who intensively use electric

power for cooking, boiling and other purposes other than lightening is not that significant. The use of energy, the types of energy used and the lack of access to sufficient energy have far reaching implications for a city's economic development, its environmental health and for the poor (UN-HABITAT 2009).

The other interesting issue worth to discuss regarding the situation of major housing facilities in the current area of residence is toilet. One of the improvements residents experienced up on moving to the condominium houses is being able to get private toilet facility which in turn helped them to maintain good sanitation. According to respondents, that is a big relief in many aspects compared to using shared toilet in their previous areas of residence. Moreover, in terms of the type and quality of the toilet, the one found in the present area of residence is of course a flush type toilet which is better in its sanitary aspects. The sense of ownership and the level of freedom and privacy in using the toilet are additional qualities of the toilet in the condominium, according to respondents.

In the most commonly practiced housing styles in Ethiopia, the availability of adequate backyard to grow spices, fruits and vegetables at least for HH consumption, freedom and security of tenure to rebuild or expand one's home, the need to have free space to maintain adequate distance between living home and the toilet, having some free space for tents that serve during the times of both wedding and the death of a close relative, and a space for slaughtering animals during holydays both in group and at household level, among other things are involved. Many HHs also use their free space in building some more additional small class rooms for renting and this has always been a source of livelihood for most households both in urban and rural Ethiopia. Moreover, urban space especially situated in the inner city neighborhoods also creates employment opportunities for HHs working in the informal economic sector, particularly for

women. Hence, the right of appropriating urban space in its full sense of completely and meaningfully utilizing space is actually applied in many instances in such types of housing fashions. Therefore, it is strongly believed that the design and construction of modern condominium housing takes this situation in to consideration.

No doubt that condominium housing styles have improved many features of housing situations in which residents' were living in their previous areas of residence. Data from in-depth interview revealed that research participants, especially those displaced and relocated for development purposes are generally happy with the physical features of the houses in the current area of residence compared to the previous. For instance, the materials from which the walls and roofs are made, the cleanliness of the houses, and the availability of many facilities such as toilet in private have been mentioned as the good physical features of the condominium houses appreciated by residents. Above all, the number of rooms in which HHs live has also shown improvement which implies that access to adequate private space has been improved up on moving to the condominiums.

Extending discussions related to the use of private space, HHs reported the limitations of condominium houses in terms of expanding and reproducing private space. For example, kebele houses of the previous residential areas allow residents to expand and often restructure the house getting permission from the concerned government body-usually kebele administrators. Many have revealed that they have been using such opportunities as a source of income by renting extra classes to private renters. When it comes to condominium houses, nevertheless, such opportunities are not available. The researcher was able to observe attempts by some residents to make certain readjustments within rooms as a coping strategy when it is found to be inadequate.



Photo2. The systematic readjustment of narrow private space (studio) as a coping strategy, source-author

The photo displayed above shows a household having four family members-parents and two children- trying to cope with the inadequacy of a studio. As shown on the photo displayed on left side, there are four camp beds to be stretched at night and closed during the day time. Kitchen and furniture are all technically placed in a single room (see photo at the right side). *Because I can't afford to pay for a two or three bedroom house, I decided to adapt using different techniques-* said the head of the HH.

The other issue worth mentioning pertaining to space is the patterns of using communal or public spaces and social relationships involved in the process. There are ten to twelve blocks in a gated condominium. For such amount of blocks, there are communal houses usually built in the form of a ground and one floor above. The number of these communal houses range between one in some neighborhoods and two in others. Some members of the co-owners' committees attribute the missing of such communal houses to the corruption committed both by officials of the housing agency and the contractors. For example, in Jemo 3, one committee member argued that *By the time we received the houses, officials from the housing agency told us that there are 13 blocks (50-63) including two communal. After receiving them, we found that there are only 11*

blocks; blocks 58 and 59 have been missed. Though 6000 birr has been assigned on each of us for the communal, we are just paying for it even at the expense of their presence.

In some areas, communal blocks have not been submitted to residents, albeit they are paying the costs. For example, in Jemo 3 residents living in block 107-111, it has been reported that since the communal is not transferred to them they are suffering. *I lost my son here last month. We have neither been given a communal house nor have idir established. As a result, I have been renting a tent for 500 birr par day.*

There are many purposes for which these communal houses were built. The use of these houses, however, mostly depends on the decision made by the co-owners' committees and often through a meeting where all residents give decision. The most common use of the communal houses are: to slaughter animals during holydays, to cook different kinds of foods using fire wood, offices of the committees, and for social gatherings just to mention the few. Moreover, because idirs are not well established in most of these condominium areas, the communal houses often replace the role of tents of idirs during the period of grief. Above all, by renting them, these communal houses are also used for generating income which is ultimately used for running various activities to be undertaken by the co-owners' committees such as building fences and constructing roads (cobblestone roads) inside the compound among other things, according to informants.

Other than the communal houses, public spaces that are left intentionally open are used by the residents for various purposes. The common one is using such spaces for drying cloths. Conflict has been reported when trying to suspend washed cloths on a rope stretched by some other person in some neighborhoods. The other way of using public spaces is for gardening (developing green areas) and parking residents' cars.



Photo3. The use of public space for various activities such as gardening as shown on the photo, source-author

Criminal activities, though not that serious, have been reported to prevail in the study area. The most common crime committed was found to be theft, assault, motor vehicle theft, and burglary. Of all these types of crime, theft has got the lion's share of criminal activities in the area. Anonymity and lack of communication among residents was reported to be the major factor which contributed for the prevalence of theft in the condominium houses. *One cannot distinguish who is who in condominiums and therefore, a thief may pretend to be a close relative and enter in to home to take something away from your neighbor.* Furthermore, the absence of street light has also contributed for the prevalence of assault, according to respondents.

There is a community policing office in Jemo 1 and one can observe some police men patrolling in all the three Jemo condominium areas. There is also telephone numbers of police officers posted in every office of the co-owners' committees. However, many interviewees complained about the involuntariness of these police men to arrive on a spot when residents report for emergency arrival of the police to apprehend the perpetrators. Commander of the area's police station located at the so-called *Musika bet* confessed the reality and stated that it mostly happens because of shortage of man power. According to respondents, the perpetrators of most crimes are

strangers. These perpetrators made their residence in the neighboring areas surrounding the condominiums. There is a forest found very near to especially Jemo 3 according to observation, and it has been reported that it serves criminals as a hiding place to which they mostly run immediately after committing crime.

Furthermore, data from both residents and police in the area revealed that the unsettled houses that exist on every block of the condominium sites are also serving as a source of security problem. These houses were left unsettled since the individuals who won the lots were not able to pay both the initial down payment and the monthly bank loan. According to research participants, these open houses have become breeding spaces for perpetrators of crime. Strange persons unknown to the residents live in these houses from which they mostly penetrate to commit crimes against the residents. Beyond the actual crimes they commit, individuals living in these houses are terrorizing the residents of condominium areas. It is not clear, however, why government officials of the housing agency are not willing to transfer these houses to the homeless while there are hundreds of thousands of home seekers in the city that are looking for the chance being registered formally since 2005 and able to afford the payment. Officials interviewed both at the city and sub-city level do not provide adequate response; they argue that it is not possible to transfer open houses without following procedures of drawing lots but residents contend that many rounds of drawing lots have passed but the houses are still remained unoccupied. It seems that the government itself lacks adequate information regarding the overall situations of the houses which is the result of poor follow-up system after transferring the houses to the residents.

Variation in the rate of prevalence of crime has been found from one area to the other. One thing contributed for the variation is the strength of the co-owners' committees and the level of

devotion and commitment of them. In some gated condominiums where the committees are highly active, strong fences (sometimes with electric wires signaling danger surrounding it) will be built and of course security guards are employed as an additional safety measures. In other areas, security guards are hardly found let alone the establishment of such dangerous fences. In the former case, perpetrators get little opportunity to get outlets (photo on the left) while the latter one provides criminals immense opportunity of targeting victims (photo on the right side).



Photo4. Variation of security fences among different gated condominiums, source-author

The difference in the availability of military and police officials in the gated condominiums have also contributed for the variation in the prevalence of criminal activities. According to respondents, in some compounds where military personnel are abundantly found, there is little crime committed against the residents which respondents thought to be a result of fear of the military officials. The most common practice in many of the gated condominiums is the contribution made by all residents, including tenants, for the purpose of hiring security guards. In-depth interview with members of co-owners' committee revealed that there is 30 birr to be collected from each resident for personal security and an additional of 60 birr for cars among those possessing vehicles on a monthly basis. Furthermore, there is 1,500 birr collected from each by the committees for the purpose of constructing security fences. Beside such common

practices, variations in the above two elements have brought differences in terms of security problems within various gated condo houses.

Chapter Five

5. Conclusion, Recommendation, and future Research

5.1. Conclusion

This research was meant to assess the socio-cultural implications of residential relocation in case of residents of Jemo condominium site found in *Nifas Silk Lafto* sub-city of Addis Ababa city administration. The prime objective of the study was to see the various changes households may encounter up on changing their residential area. In other words, the researcher was mainly motivated to undertake the present study to find out the social, economic, and political dynamics involved up on moving to the condominium houses in Addis Ababa. The method of the research has been oriented more towards qualitative one while statistical data have also been collected to triangulate the findings. Data clearing, entering, analyzing and interpreting all have been carefully done and the presentation and discussion of results were accomplished in the previous chapter. This chapter is, therefore, devoted to present some concluding remarks, general reflections, and recommendations.

The Integrated Housing Development Program of EPRDF which was launched in 2004/2005 indeed has partially succeeded in improving the situation of urban inhabitants among which enabling some segments of the urban population to own homes is one. Home ownership gives various satisfactions parallel to the provided opportunities; people can control their lives and ameliorate their physical and psychological health; they can involve in the activities of the social organizations and participate in communal decisions; children can improve their school performances by better cognitive abilities and lessen the juvenile delinquencies; low-income

homeowners expectantly vote more than renters and become politically engaged (Haan 2005; Shlay 2006 cited in Dener 2012:90).

In addition, the houses constructed and transferred to the “beneficiaries” have also contributed for the improvement of the quality of life of the urban people who were entitled to live in those houses. For instance, among the 150 HHs surveyed, it was only 46% that had been using electricity for cooking before relocation. This figure has grown to 98% after relocation. Moreover, the percentage of households who used to live in a single room house before relocation was 18.7% before relocation which reduced to 5.3% after relocation. Furthermore, 100% of respondents reported that they have a private toilet and water tap which was not the case before moving to the condominiums. As it is known, the quality of the houses has also been improved i.e. Most of the households who have now began to live in a house made of bricks and cement were used to live in the so-called *chika bets* (houses made from mud and wood).

This is of course a substantial improvement when compared to the overall realities at the country level. According to a survey report of EDHS (2012), one in ten households (32% in urban areas and 3% in rural areas) use shared toilet facilities; 38% of households have no toilet facility, 16 percent in urban areas and 45% in rural areas. Moreover, only 13 percent of households reported having water on their premises. More than half of all households (53%) travel 30 minutes or more to fetch their drinking water-19% in urban areas and 62% in rural areas. Only about one household in every four (23%) has electricity, with a very large disparity between urban and rural households (85% versus 5%). Overall, 70% of Ethiopian households use one room for sleeping, 25% use two rooms, and 5% use three or more rooms for sleeping. More than half (53%) of households cook in the housing unit where they live, while more than one-third (36%) use a separate building, and about one household in every ten (9%) cooks outdoors.

Despite the above improvements in some aspects of the residents', the motive and purpose of the Housing Development Program (Enabling the low and middle-income earning urban inhabitants to be home owners) have generally been missed when it comes to practical implementations. On the one hand, the price of the houses is beyond what the target population can afford. This can be testified by two things: one, the majority of households currently living in the condominium houses are the upper-middle income earning ones regardless of the source of the income; and two, among the houses transferred to the beneficiaries through lots or by relocation, many of them are still unoccupied because they (recipients) cannot pay the initial and monthly down payments. As a result of this, the majority of home owners were forced to give their houses for rent and consequently, more than 70% of condominium houses are occupied by private tenants (UN-HABITAT 2010). Above all, provision of shelter alone doesn't imply that the housing demand of the urban population has been met since the notion of housing goes much beyond this.

When moving to the condominiums, most were promised and hence, hoped to find adequate publically funded facilities and infrastructures in the area. Yes, no doubt that public schools, health care facilities, public transportation, market areas, and grinding mills among other things should be essential components that have to be included during urban planning. In sharp contrast to expectations, however, people were not able to obtain these facilities when arrived in the area. As a result, they are forced to incur additional costs of living. Unfortunately, it is the relatively poor HHs that suffer. Added to this is the relatively high cost of living around the condominiums located to the outskirts of the city. Life really has become a theatre for most HHs behind the beautiful modern houses. In addition to those who already escaped, many are still planning to sell and give for rent their houses because they got it challenging to survive in them. People have

been made to involuntarily teach their children in private schools, to be treated in private clinics, to use private transport, among other things which made most to lead a very calculated type of life style in the condominiums.

Moving to the new condominium houses located to the outskirts of the city has significantly affected traditional organizations, especially among HHs who were displaced from the inner city neighborhoods. Indeed, participation in *idir* has been found to increase among condominium residents after relocation. This alone, however, does not allow us to see the full picture. This is mainly because, most of these traditional associations are at their infancy stage of development in the new areas of residence and hence, most HHs are discouraged to participate in them. The displacement has not allowed people to remain involved in these organizations because they were relocated in a very fragmented manner against what has been promised by the concerned government body. On the other hand, continuing to participate in the associations together with the previous members has been halted due to transportation problems.

Moreover, the development-induced internal displacement and moving to the condominium houses located to the outskirts of the city has affected the livelihood of residents. Most remained unemployed after relocation. And even for those remained employed, the income of many of the households has substantially decreased due to moving to the condominiums. There should have been alternative means of generating income planned and prepared in the new expansion areas. The lack of market areas has discouraged engagement in the informal economic activities and the little demand available in the gated condominiums too.

Given all these realities on the ground, overall satisfaction of living in the new condominium houses ranged from very low to low for most survey participants. The few HHs who answered that they are satisfied and highly satisfied for living in the condominium houses are those who

have been living in private rent houses and hence, ownership of these houses have ensured their tenure security and relative freedom. In addition to the economic, the loose neighborhood and social relationships in the condominiums where everyone follows a “close-door policy” have made life miserable for most research participants. The social fabrics on which people depend for material and emotional purposes and above all, the entire social capitals on which people rely for their overall fulfillments have been broken to the extent they couldn’t been maintained in the current areas of residence.

Consequently, the problems have been found to outweigh the opportunities of moving to the condominium housing for the present study participants. Putting it the other way round, being a home owner and starting to live in the new condominium apartments have not been found to be just an opportunity as it has always been argued to be so by the government and public media. However, it has to be noted that as in the case of other urban inhabitants, residents of condominium houses are heterogeneous in terms of the way how they occupied the house, their socioeconomic situations before moving to the condominiums, and their living standards after doing so, among other things. All these and many other factors tend to influence their perception towards life in condominium. Consequently, it has to be understood that the concluding remarks made in this paper, though supported by strong evidence, should not be considered as some kind of generalizations made indistinguishably without taking in to consideration the existence of heterogeneity among the residents that is likely to bring diversified findings.

Recommendation

Promises that were once made in persuading people to cooperate in the process of displacement and relocation should be kept alive as much as possible and they should not remain to be tools to deceive people. For instance, in the present study and other similar studies previously

undertaken, it has been found that residents were first told to be relocated in the houses built within the central neighborhoods. Moreover, they were also promised that people that have been living in the same neighborhoods will be relocated in the same site without dismantling the traditional and social fabrics of the communities. These and more promises, however, were not able to be maintained. Consequently, people were forced to be relocated in a very fragmented way. Therefore, since traditional associations and neighborhood relationships in which people have been involved for long years in previous residence serve eclectic functions, the process of displacement and relocation should be in a way that maintains them rather than disintegrating.

Building multi-floor blocks of condominium houses shouldn't end up just in changing the image of the city. Instead, the practical implementations of the objectives of the Integrated Housing Development Program of the government should be consistent with realities on the ground. From the very beginning, the price of the houses should consider the income and over all living situations of the target population. In addition, the quality of the houses has to be reliable and to ensure this proper control and supervision should be in place whenever the houses are under construction. Appropriate remedial action should be taken on the corrupt officials, contractors, and super visors who misbehave in all these processes. Moreover, public facilities such as schools at all levels, health care centers, transportations and others should be an integral part of urban planning.

Efforts need to be made to keep the people in the new areas of residence employed and generate regular income to support both themselves and their families. Given the monthly bank loans and the ever increasing costs of living in the area, it is hardly possible to proceed living in the modern houses without income and employment opportunities. The small and medium enterprise development agency of the city administration of Addis Ababa should take this responsibility

and work jointly with the offices in each sub-city. Provision of employment opportunities should be kept away from political affairs and hence, everyone has to be freely entitled to it. Moreover, market centers should be established in the areas and market linkages have to be created to help the efforts of some HHs in engaging in informal economic activities even within the condominium houses which seem impossible for most.

Rather than leaving it to the co-owners' committees, an independent team of experts has to be organized to undertake follow-up and post-evaluation of the success of the housing projects. In the interviews made with the officials in the public housing development and administration bureaus of both the city and *Nifas Silk* sub-city, the researcher was able to understand that such issues have been totally left for the co-owners' committees established within each gated condominiums. These committees are themselves busy enough running for their own businesses that they may not be able to remember and timely report all the complaints and concerns of the residents to the officials of the housing agency. Moreover, due to the fact that most residents are totally new to the ways of living in the new modern apartments, frequent discussions on a regular interval of time is needed to raise awareness pertaining to especially the use of private and communal spaces as these have become sources of tension. Furthermore, it has been observed and reported by the respondents that the houses made for businesses have become centers of undertaking "culturally inappropriate businesses" such as bare body massages and night clubs among other things. Therefore, it is important that an independent team of experts should be organized under the housing agency to follow-up all these concerns.

From the present study, it has been found that water and electric power supplies lack regularities in the area which directly or indirectly affect many more business and household activities. The new relatively modernized life style in the condominium houses dictates that such facilities

should be properly supplied and regularly available. People need food to remain active which requires electrical power to cook. Of course, the communal houses though not sufficient for all, can partially solve this problem. However, much more worrying is water supply. This is because, let alone other things, the sewerage system itself even largely depends on water supply. The toilet requires regular water without which staying a day in a house without it becomes hardly possible because of the bad sniff that comes from the toilet. For such cases, it is recommended that communal toilets should be established where residents can use during the loss of water supplies to use the private toilets.

5.2. Further Research

The image of Addis Ababa is in fact changing from time to time. Beyond the privatization policy of the government and its encouragement of the domestic and foreign private sector to invest and develop the city, the slum upgrading projects of the government has played significant role in changing the appearance of Addis Ababa. These slum renewal activities involve the displacement and relocation of people settled in those slum areas. The construction of condominium houses indeed, is part of the project where the displaced HHs are relocated. Some of these condominium houses have been built in the centre of Addis Ababa as in the case of *Lideta* and *Arat kilo* sites on the places that used to be slums. The great majority of these houses, however, are built to the outskirts of the city some more than 10 kilometers away from the centre as in the case of *Jemo* and *Lebu* expansion sites. Now, here comes the point: most of these expansion sites on which the condominium houses are constructed were previously farm lands from which the farmers were displaced with compensation. The socio-economic situation of these farmers specifically displaced for the purpose of constructing condominium houses requires empirical study.

The other interesting issue worth to be empirically investigated is studying whether it is the displacement and relocation by and in itself or difference of being relocated either to the outskirts of the city or within the central neighborhoods that affect the socio-economic situations of displaced households. Above, we stated that not all displaced people from the inner city neighborhoods are relocated to the outskirts of the city; instead there are many others that are relocated to the condominium houses built within the inner city itself on the previously slum areas as in the case of *Arat kilo* and *Lideta* sites. Even though in the present study the researcher found that moving to the condominium houses has affected the socio-economic situations of HHs, it requires further research so as to make sure whether such consequences were a mere effects of just moving to the condominiums or moving to the condominiums located to the outskirts of the city. Therefore, future researchers are invited to work on and narrow these gaps.

Being in an era of an ever increasing urbanization and the concentration of substantial number of population to these expanding urban areas, the challenge of meeting the housing demand of urban population will continue to be something that governments of the developing countries such as Ethiopia face. One way of narrowing the gap between urban housing demand and supply, as it has always been done, will be the construction of condominium houses. Addis Ababa, being one of the cities where most of the urban populations live in slum and shanty areas (UN-HABITAT 2007), the process of urban renewal to change the image of the city followed by displacement and relocation of many households from the slum areas is also expected to continue. The continuing trend of urban renewal, development-induced displacement, and moving to the condominium houses, therefore, requires an ongoing research-both longitudinal and cross sectional. Above all, the situation also needs to be assessed after a longer period of time (post-relocation) to figure out what is related with adaptation and what is structural.

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APPENDIXES

APPENDIX-1

Description of Research Participants

No	Method	Number of participants	Detail
1.	Survey	150	-Displaced & relocated for urban development purposes.....58 -Winning lots formally registered by the housing agency.....56 -Bought the houses from former owners.....36
2.	In-depth interview	56	-condominium residents.....50 -Municipality.....2 - Police officer at sub-city level.....1 -Public House construction and administration head at sub-city level.....1 -Public houses transfer officer at the city administration level.....1 -Head of Public Houses Construction and Administration Office at the city administration level.....1
3.	Life history	3	Condominium residents.....3
4.	Total number of Research Participants.....209		

Questionnaire Consent Form

Dear Respondent!

My name is Bewunetu Zewude. Currently, I am attending my graduate program in sociology at Addis Ababa University. As a second year student, I am supposed to undertake research on a particular topic as a partial fulfillment of obtaining masters degree. Accordingly, now I am conducting a study entitled as “Moving to an Opportunity? The Socioeconomic Implications of Residential Relocation: The case of Condominium Residents in Jemo area of Addis Ababa.”

The prime objective of the research is just to assess the overall changes that households experience when they move from their previous area of residence where they have been living for long to a new area of residence, regardless of the cause of the movement, with particular emphasis on condominium residents. Examining the various problems that condominium residents encounter and institutional responses given to those problems is also additional area of scrutiny of the study.

Dear respondent, the objective of the research can only be attained when you are willing to provide your genuine responses that the enumerator of this questionnaire going to raise to you without any hesitation. I will assure you 100% that your responses will never be used for any other purposes other than the research. For this some documents such as ethical clearance are attached as testimonials witnessing that the candidate (me) is belong to the institution indicated above and that the research is being done only for the specified purpose.

Please bear in mind that you will not be paid for the sake of participating in the research since it will be considered as purchasing data which is ethically unacceptable. However, I can assure you that participating in the study will never cause any physical, moral/psychological, financial or material damage to you other than letting you sacrifice some of your time.

This is a consent form urging you to sign on the space provided for you here under to show your agreement and willingness to participate in the study. By signing, you demonstrated that you have agreed to the terms and conditions mentioned above. Thank you in advance!

Respondent's signature

Date

Enumerator's signature

Date

General Instruction: - The questions below consist of both close-ended and open-ended types. Please provide short answer to the close-ended questions and splendid responses to the open-ended ones without hesitation.

Part I: - Background information

- 1. Sex of HH head: 1= Male 2= Female.....
- 2. Age: 1= 20-30 2= 31-40 3= 41-50 4= 51-60 5= 61-70 6=71+....
- 3. Marital status: 1= Unmarried 2= Married 3=Divorced 4=Widowed.....
- 4. Educational status 1=Never attended school 2=1-8 3=9-10 4=11-12
5= College diploma 6=BA/Sc Degree 7=MA/Sc & above.....
- 5. Household size 1=1 2=2 3=3 4=4 5=5 6=6+.....
- 6. Religion: 1=Muslim 2=Orthodox Christian 3=Protestant 4=Catholic
5=Atheist 6=Other.....

Part II. Changes in the socioeconomic and cultural activities of residents

- 1. How did you come to occupy the current area of residence?
1=displaced & relocated due to development activities 2=winning lot being formally registered by the housing agency 3=buying the house from former owners.....
- 2. If your answer above is 1, were you informed earlier about the fact that you will be displaced?
1=Yes 2=No.....
- 3. Again, have you participated beforehand in the process of decision making?
1=Yes 2=No.....
- 4. If your answer to question No.1 above is 1, have you been given the opportunity to choose area of relocation?
1=Yes 2=No.....
- 5. What was your employment status before moving to condominium housing?
1= Formally Employed 2= Unemployed 3=Self employed.....

6. What is your current employment status?

1= Formally Employed 2= Unemployed 3=Self employed.....

7. What was your monthly income before relocating to the condominium houses?

1= None 2= 1-500 3= 501-1000 4= 1001-1500 5= 1501-2000

6= 2001-2500 7= 2501-3000 8= 3001+

8. What is your monthly income now?

1= None 2= 1-500 3= 501-1000 4= 1001-1500 5= 1501-2000

6= 2001-2500 7= 2501-3000 8= 3001+

9. Have you been participating in idir while you were in your previous residential area?

1=Yes 2=No.....

10. Do you participate in idir now?

1=Yes 2=No.....

11. If yes, did you continue as a member of the previous one?

1=Yes 2=I established new here 3=I participate in both areas

12. If No, then why? _____

13. Have you been participating in equb in your previous residential area?

1=Yes 2=No.....

14. Do you participate in equb now?

1=Yes 2=No.....

15. If yes, did you continue as a member of the previous one?

1=Yes 2=I established new here 3=I participate in both areas

16. If No, then why? _____

17. Do you participate in Mahiber in your previous area of residence?

1=Yes 2=No.....

18. Do you participate in Mahiber now?

1=Yes 2=No.....

19. If yes, did you continue as a member of the previous one?

1=Yes 2=I established new here 3=I participate in both areas

20. If No, then why? _____

21. Did you assume the role of leadership in any of the above social organizations in your previous area of residence?

1=Yes 2=No.....

22. Do you have a leadership role in any of the above social organizations in your current area of residence?

1=Yes 2=No.....

23. If yes, describe_____

24. Did you have the habit of attending church/mosque in your previous area of residence?

1=Yes 2=No.....

25. If yes, how frequently have you been attending mosque/church?

1=once a week 2=2-3 times a week 3=always 4=once a month 5=during ritual days

6=once a year.....

26. Do you attend church/mosque now in your current area of residence?

1=Yes 2=No.....

27. If yes, how frequently do you attend mosque/church?

1=once a week 2=2-3 times a week 3=always 4=once a month 5=during ritual days 6=once a year.....

28. If your answer above is no, why don't you attend church/mosque now in your current area of residence?

1=lack of church/mosque in nearby 2=lack of time 3=absence of interest 4=lack of transport 5= due to high transportation cost.....

Specify if any_____

29. Do you and your kinsmen/women visit each other when you were in previous area of residence?

1=Yes 2=No.....

30. If your answer above is yes, then how frequently did you visit each other?

1=once a week 2=twice or more a week 3=once a month 4= on the occasion of every holyday 5=once a year 6= specify if other_____

31. Is there a tendency of reduced frequency of visiting each other with your kinsmen/women after you moved to the current area of residence?

- 1=Yes 2=No.....
32. If your answer above is yes, then what is the reason?
 1=increased distance between us 2=high transportation cost 3=lack of adequate means of transportation 4=specify if any.....
33. If your response above is no, then were you able to maintain the same frequency of visit?
 1=Yes 2=No.....
34. Do you feel lonely in your current area of residence?
 1=Yes 2=No.....
35. Did you have the habit of drinking coffee with your neighbors in the previous area of residence?
 1=Yes 2=No.....
36. What about in the current area of residence?
 1=Yes 2=No.....
37. If no, then why?_____
38. Do you help each other during the times of hardship with your neighbors in the current area of residence?
 1=Yes 2=No.....
39. How do you rate the level of social support that exists among your neighbors in the current area of residence compared to the previous one?
 1=very low 2=low 3=equal to the previous 4=very high 5=high.....
40. Do you have children?
 1=Yes 2=No.....
41. If yes, then does he/she attend school?
 1=Yes 2=No.....
42. If no, then why?_____
43. If yes, did s/he change school following your movement to the current area of residence?
 1=Yes 2=No still kept to learn in the previous school 3=Dropped out.....
44. If yes, then what impact did s/he experience with changing school?
 1=reduced academic performance 2=stress/depression 3=loneliness 4=inability to adapt to the school environment 5= specify if any.....

45. Is there public school near around your current area of residence?
 1=Yes 2=No.....
46. Do you teach your children there?
 1=Yes 2=No.....
47. If your answer above is no, then why?
 1=due to its low quality 2=distance from home 3=lack of transportation 4=ability to afford private school fees 5=specify if any.....
48. How do you rate the overall condition of the school in your current area of residence compared to the one found in the previous area?
 1=best 2=better 3=same 4=worst 5=worse.....
49. Is there public health center near around your current area of residence?
 1=Yes 2=No.....
50. If yes, then how do you rate the overall conditions of the health center in your current area of residence compared to the previous one?
 1=best 2=better 3=same 4=worst 5=worse.....
51. Did you have your own home before?
 1=Yes 2=No.....
52. If No, then what was your housing situation?
 1= co residence with family/relatives 2= living in a rent house 3=under charity organizations 4=specify if any.....
53. If your answer above is yes, is the quality of the house in the current area of residence better than before?
 1=Yes 2= No 3=Same.....
54. What source of energy have you been using to cook food in your previous area of residence?
 1=fire wood 2=animal dung 3=charcoal 4=electricity 5=natural gas/biogas.....
55. What source of energy do you use to cook food in your current area of residence?
 1=fire wood 2=animal dung 3=charcoal 4=electricity 5=natural gas/biogas.....
56. Did you have access to pipe water in your previous area of residence?
 1=Yes 2=No.....

57. Do you have access to pipe water in your current area of residence?
 1=Yes 2=No.....
58. How many rooms were available in your home of the previous area of residence?
 1=1 2=2 3=3 4=4 5=5 6=6+.....
59. How many rooms are available in the home of your current area of residence?
 1=1 2=2 3=3 4=4 5=5 6=6+.....
60. Did you have adequate space for different social events such as wedding in your previous area of residence?
 1=Yes 2=No.....
61. What about in the current area of residence?
 1=Yes 2=No.....
62. Which of the following is the most serious problem that you encounter in your current area of residence?
 1=Lack of adequate transportation 2=shortage of health care facilities 3=shortage of water supplies 4=sanitation problems 5=lack of adequate space for various events 6=problems with electric power.....
 Specify if other _____
63. Have you ever reported the problems to the concerned government body?
 1=Yes 2=No.....
64. If yes, then how did the concerned body respond to your claims?
 1=positively 2=negatively 3=were negligent.....
65. Do frequent criminal activities prevail in your current area of residence?
 1=Yes 2=No.....
66. If your answer above is yes, then what types of crimes are mostly committed in your area?
 1=theft 2=burglary 3=murder 4=arson 5=assault 6=motor vehicle theft 7=sexual violence specify if any _____.....
67. At what time are the crimes mostly committed?
 1=during the day time 2=at night.....
68. Are there instances where the offenders apprehended?
 1=Yes 2=No.....

69. If your answer above is yes, then who are the most common perpetrators?

1=strangers 2=family members/relatives of residents 3= security personnel.....

70. How do you rate the prevalence of crimes in your current area of residence compared to where you have been living previously?

1=very high 2=high 3=same 4=very low 5=low.....

71. If your answer above is 1 or 2, then which aspect of condominium housing do you think creates favorable ground for it?

1=lack of communication & anonymity among residents 2=the physical structure of the houses 3=absence of street light 4=absence of security guards/police in the area.....

5=specify if any_____

72. How do you rate the overall level of your satisfaction in your current area of residence compared to the previous?

1=very high 2=high 3=very low 4=low 5=moderate.....

In-depth interview guide for Residents

Basic Information

Sex_____

Date of the interview_____

Age_____

1. How did you come to live in the condominium housing?
2. How have you been making a living before moving to the current area of residence?
3. How are you making a living after moving to the current area of residence?
4. How do you explain the changes in income and living condition before and after moving to the current area of residence?
5. Have you been participating in traditional social organizations such as idir, ekub, and mahiber before you start living in the condominium houses?
6. What happened to your participation in those organizations after leaving your previous area of residence?
7. How do you explain the level of inter-neighborhood interaction and social support in your previous area of residence and now in the condominium housing?
8. What is your opinion about the public services such as school and health care centers in your current area of residence?
9. How do you compare the quality and affordability of these services with those once were available in your previous area of residence?
10. What is your opinion about transportation facilities in your current area of residence? Is it favorably or unfavorably related to your activities to work and other purposes?
11. What are the most serious problems that you encounter as a resident of condominium housing?

12. Have you ever reported the problems (if any) to the concerned body of local government?
13. How did the concerned body of local government respond to your claims?
14. How do you approach your common problems: do you have a trend of discussing common problems together? Is there a representative chosen to coordinate your meetings?
15. What is your general reflection about life in the communal housing?
16. Is there anything that you would like to add or recommend?

In-depth interview guide for officials of housing agency

Basic information

Name_____

Sex_____

Job title/position_____

1. Is there any guideline prepared to undertake post-evaluation of the success of the projects after transferring the communal houses to the beneficiaries?
2. What ways do you follow to identify the problems that condominium residents encounter?
3. Is there any procedure or strategy that you use to follow up the overall situations of the condominium housing?
4. Do you have an independent body of experts to follow-up, listen to, and respond to the various problems that condominium residents bring to the office?
5. What are the tasks that you are currently undertaking to solve the problems that are identified either by the residents or your agency? And what is expected in the future?


Observation Checklists

1. Availability and accessibility of social services such as public school and health care centers near around residents and their accessibility and overall conditions
2. Space organization: availability of adequate space for social gatherings during certain social events such as wedding and death
3. The availability, quality, and accessibility of road networks in the study area
4. Accessibility, availability, and affordability of transportation facilities
5. Sewerage and related sanitation issues in the area
6. The physical aspects of residents' houses, including the situation of the wall, roof, floor and other aspects
7. Households' access to piped water, including the location/distance of the pipe relative to the homes of each households
8. The location and distance (accessibility) of retail shops, markets, and grinding mills relative to the homes of households
9. Availability of certain facilities such as lift/elevator, street light, and conduciveness of the roads for the vulnerable segments of the community such as people with disability, women, and children
10. Availability of such facilities as recreational centers and gymnasiums especially for youth to spend their leisure time
11. Environmental issues such as the presence of polluting agents physically very proximate to the houses

Appendix -3

DEPARTMENT OF SOCIOLOGY

አዲስ አበባ ዩኒቨርሲቲ
አዲስ አበባ : ኢትዮጵያ




ADDIS ABABA UNIVERSITY
ADDIS ABABA, ETHIOPIA

Date: 21/01/2016

TO WHOM IT MAY CONCERN

BELJUNETU ZEWUDE is a prospective graduating student in the Department of Sociology, college of social science, Addis Ababa University. He/She is currently carrying of research on M to an opportunity? The socio-cultural implications of Residential Relocation: The case of Condominium Residents of Jemo area in Addis Ababa, Ethiopia.

We are hereby requesting your kind cooperation to the above student.

Sincerely,

Selam Esayas
Chair, Department of Sociology
Addis Ababa University

Tel. 251-11-1225948 P.O. Box 1176 Fax: 251-11- 239732 E - Mail: sociology@aau.edu.et

APPENDIX

በግዳሰ ስልክ ላይ የተከተሉት የተገኘው ከገደባዊ ስራዎች መረጃ

ቁ. ቁ.	የሰነድ ስም	የገደባዊ ስራዎች	የሰነድ ቁጥር	የገደባዊ ስራዎች ቁጥር	የገደባዊ ስራዎች ስም	የሰነድ ስራዎች		
						የሰነድ ስራዎች	የገደባዊ ስራዎች	የገደባዊ ስራዎች
1	መኪና ቆራ-1	GITZ	02	29-57	5	1443	149	1592
2	መኪና ቆራ-2	GITZ	02	1-28	0	0	0	0
3	መኪና 1	GITZ	02	8	4	114	0	114
4	መኪና 2	GITZ	02	6	2	248	20	268
5	ባይ 1	GITZ	02	13	5	480	59	539
6	ባይ 2	GITZ	02	8	3	308	17	325
7	ባይ 3	GITZ	02	5	2	184	6	190
8	ባይ 4	GITZ	02	15	6	586	50	636
9	ባይ 5	GITZ	02	2	1	80	0	80
10	ላይቶ 1	GITZ	12	38	6	1118	86	1204
11	ላይቶ 2	GITZ	12	51	14	1716	136	1852
12	ግ/ስ/ቤል	GITZ	08	5	1	184	12	196
13	ግዳሰ ከተማ	አዲስ ከተማ	06	180	10	4905	389	5490
14	ግዳሰ 1	1-107 ግዳሰ/ሰ.ደ.ደ.ደ.	01	337	49 ?	9090	710	9800
15	ግዳሰ 2	ግ/ስ ከተማ	01	172	31	3552	258	3810
16	ግዳሰ 3	ግዳሰ ከተማ	01	144	20	2970	290	3260
17	ለቡ 2	ግዳሰ ከተማ	02	10	2	240	64	304
18	ለቡ 3	ግዳሰ ከተማ	01	15	1	380	30	410
19	መኪና ቆራ	ግዳሰ ከተማ	01	101	16	2970	99	2938
				1,176	178	30,568	2,375	33,008