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THE LEVEL OF LOCAL COMMUNITY PARTICIPATION OF URBAN
RENEWAL PROGRAMS IN ADDIS ABABA: THE CASE OF RELOCATED
HOUSEHOLDS IN BASHA WOLDE CHILOT, ARADA SUB-CITY, ADDIS
ABABA

Esayas Ayele Belew

A thesis submitted to
The Center for Regional and Local Development Studies
Presented in Partial Fulfillment of the Requirements for the Award of Master of
Arts (MA) Degree in Urban Development and Livelihoods

Addis Ababa University
Addis Ababa, Ethiopia
June, 2022

ADDIS ABABA UNIVERSITY
COLLEGE OF DEVELOPMENT STUDIES
CENTER FOR REGIONAL AND LOCAL DEVELOPMENT STUDIES

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Declaration

The researcher declares that this thesis is my original work and has not been presented for a degree in any other university and that all sources of materials used for the thesis have been well acknowledged.

Esayas Ayele

Signature

Date

Confirmation

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

Girma Semu

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ADDIS ABABA UNIVERSITY
SCHOOL OF GRADUATE STUDIES

This is to certify that the thesis prepared by Esayas Ayele, entitled: ***The level of local community participation of urban renewal programs in Addis Ababa: The case of relocated households in Basha Wolde Chilot, Arada sub-city, Addis Ababa*** and submitted in partial fulfillment of the requirements for the award of Master of Arts (MA) degree in Urban Development and Livelihoods complies with the regulations of the Addis Ababa University and meets the accepted standards with respect to originality and quality.

Signed by the Examining Committee:

External Examiner: _____ Signature _____ Date _____

Internal Examiner: _____ Signature _____ Date _____

Advisor: _____ Signature _____ Date _____

Chair of Department or Graduate Program Coordinator

DEDICATION

This thesis manuscript is dedicated to my children Efrata Esayas and Henok Esayas and also to Genzeb Mekuwanint (Abebu). The dedication is also extended to my late caring sister Bekelech Ayele (Bekie) who passed away a year or so ago.

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ACRONYMS and ABBRIVATIONS

AACA	Addis Ababa City Administration
AAGHP	Addis Ababa Grand Housing Program
AKLDP	Arat Kilo Local Development Plan
AU	African Union
BWC	Basha Wolde Chilot
CBD	Central Business District
CSA	Central Statistics Agency
EEC	European Economic Commission
FDG	Focus Group Discussion
FDRE	Federal Democratic Republic of Ethiopia
GIZ	German Technical Support
IDI	In-Depth Interviews
IHDP	Integrated Housing Development Program
KII	Key Informants Interview
LCH	Low-Cost Housing
LCP	Local Community Participation
LDC	Least Developed Countries
LDP	Local Development Plan
SP	Structure Plan
UN	United Nations
UNDP	United Nations Development Program
UN-ECA	United Nations Economic Commission for Africa
UNESCO	United Nations Educational, Scientific and Cultural Organization
UN-HABITAT	United Nations Human Settlements Program

Abstract

The major objective of this thesis is to assess the level of LCP (Local Community Participation) at the different stages of the URP (Urban Renewal Program) implemented in Addis Ababa City Administration with a particular emphasis on the relocated households from the Basha Wolde Chilot area. The study has considered about 298 purposively and systematically selected relocated households. A mixed data collection method with inclination to qualitative data collection approach was used. The study used qualitative data collection methods including KIIs (Key Informants Interview), FGDs (Focus Group Discussions), IDIs (In-depth Interviews), and case studies. Structured interview with close-ended questions was also used to gather quantitative information. Both primary and secondary data sources were used in collecting the qualitative and quantitative data required to capture the objectives of the study. The study has employed convergent – parallel data analysis method where the qualitative information was supported by some descriptive analysis methods. Findings indicated that the LCP at all stages of the URP was quite minimal and nominal. A substantial portion of the relocated households (79.87%) confirmed that their participation at the planning stage of the URP was either significantly low (62.08%) or low (17.79%). Only 2.01% of the relocated households reported their level of participation was significant. The relocated households also revealed that they had little control over the implementation and management of the URP that have significant effect on their livelihood. Despite the nominal participation of the local community, the empirical findings indicated that the URP has benefited some of the relocated households in terms of having their own houses with improved quality of life. It was found that the local community quality of life in terms of access to safe and pure water, kitchen facility, toilet, and electricity has significantly improved due to implementation of the URP. The findings have also demonstrated that although relocated household benefited in terms of an improved quality of new houses, the URP has negatively affected their livelihood. For instance, on average, the URP has increased their travel time to the nearest open public market by 16.9 kilometers while it has increased the number of travels to their work place by extra 7.55 kilometers. Increasing cost of travel, loss of economic opportunities acquired from long years of co-existence, loss of job and income generating activities, narrow job opportunities, and isolation from a well-established social group in the inner city, among others were reported as major challenges of the URP implementation. Based on findings, this study strongly recommend that future URPs must include active LCP and in-situ relocation with the implications of relocation on the lives and livelihood opportunities of the local community. Despite the inclusion of active LCP the local community should be heard and its valuable comments must be taken into account because a development for the people by the people is always a success.

Key Words: Urban Renewal, Community Participation, Relocation, Livelihood, Quality of Life

1. INTRODUCTION

1.1. Background and Justification

The society in the Least Developed Countries (LDCs) of Africa, Asia, and Latin America are dominantly agrarian where urbanization is getting its momentum in recent years. While the continent is still largely rural, Africa is under swift urbanization process. Africa's urban population is expected to more than triple over 40 years, from 395 million in 2010 to 1.339 billion in 2050, corresponding to 21% of the world's projected urban population (Mohammed, 2016; UN, 2014).

Ethiopia is one of the African countries with a marked demographic and spatial transition. It is projected that there will be an increase in the working age population from 54.7 million in 2015 to 74.8 million by 2025 and 85.3 million by 2030, which shows an average increase of over 2 million a year. Urban dwellings are going to suffer much to accommodate the ever-increasing internal population along with the growing rural-to-urban migration. The most pressing challenge for the urban centers in the Least Developing Countries (LDCs) including Ethiopia has been and is going to be the provision of housing to their increasing population (Charitonidou, 2021; UNDP, 2016).

Addis Ababa has become an important socio-economic, political, and diplomatic center due to several reasons. The inner city of Addis Ababa has gained international significance as the headquarter of the African Union (AU), UN Economic Commission for Africa (UN-ECA) and a regional office for a number of international organizations including UNDP, UNESCO and the European Economic Commission (EEC) (Mulatu, 2013). Despite its political and economic importance, Addis Ababa has failed to provide sufficient housing units for its galloping low-income population. Mintesnot (2020) reported that Addis Ababa was burdened by a housing shortage of an estimated 700,000 units in 2017. The city is not only suffering from the housing supply deficit but also the existing housing stock of Addis Ababa has been characterized by poor condition.

A markedly good section of the housing units within the city center were identified as ramshackled and dilapidated that needs a substantial upgrading or total replacement. What is more, the urbanization process in Addis Ababa remains quite random and a large section of the housing

supply in Addis Ababa consists of informal unplanned housing (Charitonidou, 2021; Sascha, 2016). This random urbanization process resulted in the proliferation of houses with sub-standard quality and lack of adequate space. The lives and health of the people living in houses with poor quality, with inadequate provision of water, sanitation, and drainage are under continuous threat. With these precarious housing conditions and slum dwelling in cities, as many studies stipulated, numerous residents live in poorly constructed and inadequately serviced substandard housing units (UN-Habitat, 2007).

To address the housing problems of the country in general and that of Addis Ababa City Administration (AACA) in particular, the Government of the Federal Democratic Republic Ethiopia (FDRE) has launched Urban Renewal Programs to address the issue. It took some measures and steps to regulate the unplanned growth of urban centers guided by sound and visionary urban plans and programs to bring about balanced and integrated national, regional and local development to the country. The constitution of the Federal Democratic Republic of Ethiopia, the proclamation number 574/2008, a law to provide for urban plans, the Structure Plans (SP) and Local Development Plan (LDP) manuals show that the matter started to get some attention by the federal and local governments in dealing with the problems.

The Low-Cost Housing (LCH) program which was launched in 1999 by the collaboration of the Government of Ethiopia and the German Technical Cooperation (GIZ) indicates the commitment to ensure pro-poor housing scheme. The LCH program was the implementation of solutions based on the use of simple technology to promote housing construction. Moreover, in 2005, the Addis Ababa City Administration (AACA) initiated a large-scale housing development project to address urban poverty and improve the living conditions of low and middle income residents. This project was named Integrated Housing Development Program (IHDP). Its main objective was to promote home ownership for low income households. Another program that is worth mentioning is the so-called “Addis Ababa Grand Housing Program” (AAGHP), which was launched in 2004 and was integrated with the IHDP in 2006.

This program aimed to reduce the overwhelming housing backlog, estimated at about 300,000 housing units, and to replace 50 percent of the 136,330 kebele houses. In parallel, the AAGHP intended to help condominium dwellers to get used to the new living conditions after their

resettlement. For this purpose, it published two guides that aimed to help condominium dwellers to adapt their mindsets to the new modes of inhabitation (Tameru, 2020; Alazar, 2018). As urbanization and urban development initiatives continue there will be increasing demand for urban land and these have placed enormous pressure on urban administrations (Mohammad, 2016). Based on these, the Addis Ababa city administration has considered large urban renewal projects as a key development strategy towards ensuring equitable access to housing, addressing urban poverty and improving the physical image of the city.

Urban renewal can generate a range of benefits. It will help cities to better utilize their existing and proposed infrastructure; increased city productivity; attracting investments and additional expenditure; and new employment opportunities. Renewal projects that set clear delivery or efficiency targets can also offer more sustainable development through better uses of urban land and more affordable housing compared to ‘business as usual’. From urban renewal, as it depends on the local context and circumstances, it is reasonable to expect that the public interest would be a starting driver for action. After all, without a public interest motive there would be no need for government action or intervention to implement renewal programs (Pastak & Kahrik, 2015).

Urban renewal programs can be effective and sustainable only when it is demand driven and the local community actively participates in the process (Alazar, 2018). The local community participation from planning to post implementation stages is critical. It is, therefore, essential to examine the urban renewal project from the perspective of urban development strategies in addressing their objectives for a better understanding of the protection of eviction and relocation in light of national laws and human right norms.

It is also important to assess the level of community participation, how projects were decided, who involved in the decision-making processes, whose interest counts, who is the main beneficiary, who loses and who benefits along with the livelihood effects of the URPs. However, there are few empirical evidences that deal with the level of local community participation in relation to the livelihood impacts of the URPs undertaken in Addis Ababa City Administration that fall short of addressing the problem in an effective way. This thesis is therefore primarily aimed at bridging this important research gap.

This is a research paper on the level of community participation on urban renewal project in the city of Addis Ababa. Its objective is to suggest policy options; solve some of the major urban renewal problems regarding the participation of the community; and show the way on how to make urban renewal programs pro poor and inclusive of the larger community. The paper has five parts. Part 1 is an introduction. Part 2 provides literature review and part 3 indicates the research methodology. Part 4 presents the result and discussion section and finally part 5 concludes by presenting possible recommendations.

1.2. Statement of the Problem

The world, especially the LDCs, have suffered from inhospitable and poor housing conditions. An inferior housing quality that causes significant health problems, economic losses, and unhealthy relationships dominantly found in poor developing countries. It is reported that more than 31% of global urban residents live in sub-standard housing conditions which are not suitable for human beings to live in. Some figures indicated that slum dwellings in developed, developing and Sub-Saharan African countries are 6%, 43%, and 72%, respectively. When it comes to Ethiopia, the situation is even worse than the Sub-Saharan African nations where more than 80% urban dwellers live in dilapidated housing conditions (UN-Habitat, 2010).

The Addis Ababa City Administration has been undertaking urban renewal projects in various parts of Addis Ababa including in the old and historically significant inner-city neighborhoods. The basic policy direction of these urban renewal projects seems to create a visually attractive city image by transforming the physical, social and economic profile of these urban areas and also intended to meet the emerging demands of private investments in the inner-city development (Woudenesh, 2014).

Due to large scale rural-urban migration and the socio-economic, political, and diplomatic importance of the city, the demand for land has become so high in Addis Ababa. The city administration has already exploited government owned land in the inner-city areas. As a result, the government is tempted to threaten the tenure security of the poor residents in the inner city. With the intention of satisfying the demand of investors in the inner-city and in the name of improving the housing condition of slum residents of the inner-city, the URP has caused widespread expropriation of lands, evictions and relocations of dwellers. The URP was also criticized for its inadequate replacement of housing, unfair compensation payments, loss of livelihoods and social disintegration (Mohammed, 2016; Ezana, 2011; Matewos et al, 2011).

Urban renewal programs in the city gave less consideration to in-situ solutions, the right of the poor and social justice (Melkamu and Shewakena, 2010). These showed that the rules of the law to avoid or reduce eviction, apply mix land uses and social status, offer commensurate compensation and restore their livelihoods were breached. The city administration did not also protect the tenure security rights of most inner-city residents to remain in their former locations

(Mohamed, 2016). Above all, some of the residents also could not afford the subsidized condominium units offered as replacement accommodations (Gittleman, 2009).

Several studies focused mainly on the material blessings of the URPs in Addis Ababa at the expense of the socio-economic, cultural, and livelihood aspects. However, it is essential to see the challenges of urban renewal programs in Addis Ababa from evictees human right principles that will help successfully implement future urban renewal programs according to their intended plans and achieve their anticipated objectives according to the national urban development policy and related laws in getting a deeper understanding of urban renewal programs and their underlying causes in suggesting policy and strategy choices.

In addition, there is also a need to see alternatives to eviction, compensation, replacement, accommodation and rehabilitation through the specific lens of perspective of the right of the evictees to participate in the process and acquiring the decision-making power in attempting to contribute to the planning, execution and outcome of urban renewal projects in the city of Addis Ababa which may avoid neighborhood change and segregation of the poor (Mohammed, 2016).

A lot of empirical studies are available as far as the material blessings of the URPs in Addis Ababa City Administration. However, the impacts LCP on URP in relation with the livelihood of the relocated and resettled households did not receive sufficient research attention. There is also a dearth of empirical evidence as far as the local community participation in the planning and implementation of the URPs and their implications for future urban planning.

This thesis will try to fill the gap in assessing the level of local community participation in the implementation of the URP along with the livelihood impacts of the URP with special reference to Basha Wolde Chilot urban renewal project, the prominent historical part of the inner-city of Addis Ababa, by taking household analysis into consideration that shows the perception and experiences of the majority of poor households at the project area where forced eviction and relocation is prevalent. The major objective of this study is therefore to assess the level of community participation in URP and their level of satisfaction along with its impact on their livelihood.

1.3. Objectives of The Study

1.3.1. General Objective

The general objective of this study is to assess the Level of Local Community Participation and the Livelihood Effects of the Urban Renewal Program of the evicted and relocated people at Basha Wolde Chilot.

1.3.2. Specific Objectives

The specific objectives of this study are:

- To identify the role and assess the level of the local community participation in the decision-making process of the Urban Renewal Program.
- To assess the level of the local community satisfaction with the implementation of the URP
- To investigate the implementation of the Urban Renewal Program in relation to the existing policies, laws and urban plans and identify the gaps adequacy and clarity in addressing the right of the evictees and relocated people.
- To investigate the effects of the URP on the livelihood of the local community

1.4. Research Questions

The following are the key research questions of this study:

- What were the level and role of the evicted and relocated local community participation in the implementation of the URP
- What is the level of local community satisfaction with the implementation of the URP?
- What was the role of the Basha Wolde Chilot Local Community in the implementation of the URP?
- What were the roles of each actor in the decision-making process of the URP?
- What are the policies, laws and urban plan available and what are their gaps towards the implementation of urban renewal programs in order to protect the right of the people affected?

- What are the livelihood impacts and effects of the URP on the livelihoods of the relocated and evicted local community and households of the Basha Wolde Chilot in Addis Ababa City Administration?

1.5. Significance of the Study

This study will have a paramount importance in generating information for future pro-poor urban renewal and urban planning. The study will provide information and knowledge on community participation constraints the local people have faced and generate the necessary awareness among local authorities and agencies. It will also provide achievable development plan inputs to avoid or minimize future risks of urban renewal programs that might be implemented in any given city of the country.

The most important significance of the paper is to serve as an alarm to the failure of the current URPs and indicate the way forward in achieving a tangible result among all concerned actors. It might also be important to reduce costs of the relocated households that increase benefits and enhance feasibility and sustainability of urban renewal projects in the city. Above all the recommendation from this study will serve a reference material in related researches and assist in designing future operational plans, strategies, and procedures that is win-win to the local community and other actors involved in the URPs.

1.6. Scope of the Study

The scope of the research, on the physical part, shall be limited in terms of geographical location to Basha Wolde Chilot area located in a prominent historical part of the inner-city of Addis Ababa and it is one of the main redevelopment areas of the city. It is one of the oldest parts of Addis Ababa and existed since the foundation of the city. It is situated between 9° 01' 44.01" N to 9° 02' 08.19" N and 38° 45' 24.21" E to 38° 48' 48.68" E absolute location. It is the point of attraction for various social, economic and political functions with concentration of commercial activities all over the place especially along its major roads and streets mainly composed of small, medium as well as large business activities.

The area covers around fourteen hectares of urban land bordering Eri Bekentu River to the west, the national parliament to the East, Arat Kilo area and AAU Science faculty to the North and

friendship park to the south. The area, under the reign of Menelik the second, served as a servant quarter for the palace and was characterized by its sloppy area towards one of the rivers of Addis Ababa running from the North to the South. On the other hand, the scope of the study in terms of the thematic area, among other points, limited to local community participation, effect of the URP on the livelihood of the local community, physical, socio economic, institutional and legal issues that are strongly linked on gaps with special focus on public participation process as well as the bases on how or who initiated the urban renewal project and the impact of the urban renewal implementation on the relocated inhabitants of the area.

1.7. Ethical Considerations

The paper has taken ethical considerations very seriously in the study. The concerns of the participants and the interviewees, in the process of preparing this paper, about their anonymity, consents and other related matter were protected and highly confidential. The researcher has obtained legal letters from the concerned authorities like the Addis Ababa University and Arada Sub-City Administration to get the support of the relocated households and has shown to them to obtain full cooperation for the research.

The households and informants have been kindly requested for their voluntariness by informing them the objective and outcome of the research paper and agreed to participate in the study. Any information regarding them has not what so ever been passed to other unauthorized persons or institutions without their consent and their agreement and the study never mentioned and name, without their authorization, in any part of the thesis.

1.8. Limitations of the Study

One of the limitations of this research was the unavailability of adequate and reliable information from the relevant administrative offices in different parts of the city due to the very poor documentation of data by authorities at all levels and lack of adequate research materials. On the other hand, it is not easy to get access to relevant information pertaining sensitive issues of this kind. Another limitation that the research faced was the turnover of the manpower in corresponding offices engaged in this renewal program. This made important documents difficult to obtain because the new professionals unable to locate the relevant data.

Another challenge was finding the majority of the relocated households in the relocation sites as they have rented out or sold their condominium housing units. Finding sample relocated residents for the survey and key informants from displaced households therefore was a challenge. Furthermore, since the researcher is self-sponsored participant of the program, the budget and human resource pose some challenges to the study. However, the researcher has made extra efforts to get a reliable data that the limitations mentioned here don't have any significant impact on the results of the study.

1.9. Organization of the Thesis

The study has five chapters. The first chapter includes the introduction part which consists of the background, statement of the problem, objectives of the study, research questions, and significance of the study, scope of the study and limitations of the study. Chapter two deals with review of related literature and the third chapter presents the research method including description of the study area, data types and sources, sampling techniques, tools of data collection and techniques of data analysis. The fourth Chapter comprises the data presentation, result, analysis and discussion part of the paper and the fifth chapter wrap up the research by making the concluding remarks and possible recommendations.

2. LITERATURE REVIEW

2.1. Conceptual Literature

2.1.1. Urban Centers and their Inner-City

This is an era of urbanization. More and more people are living in cities as economic activities increase in urban areas. By the year 2050, more than 68% of the population of the world is estimated to live in cities and towns. This population growth and the expansion of cities bring about changes in the quality of life which in turn lead to demand for more goods and services. As a result, more and more people live in slums, and the figure is expected to rise to nearly one third in 30 years. Nowadays rapid urbanization is creating mounting pressure on infrastructure, service provision and management capacity of governments in different parts of urban centers around the world (Matewos et al, 2011).

The definition of urban centers varies from country to country and, with periodic reclassification, can also vary within one country over time, making direct comparisons difficult. An urban area can be defined by one or more of the following: administrative criteria or political boundaries, a threshold population size economic function or the presence of urban characteristics. According to ‘Urban Planning Proclamation 574/2008’ of the Federal Democratic Republic of Ethiopia “Urban Center” means any locality with established municipality or having a population size of 2000 or above inhabitants, of which 50% of its labor force is primarily engaged in non-agricultural activities.

In the developed world expansion of improved transportation and communication services, growing share of service sector employment which is independent of location and growing demand of people for quality of life resulted in exodus of people and economic activities from city centers to the peripheries. This process which is referred as the process of sub-urbanization led cities in Western Europe and North America in to a rapid inner-city degeneration due to their starvation of development as well as investment activities and effective demand for goods and services (Grebler, 1986).

While in the developing world demographic pressure that resulted from high rate of natural growth, and massive rural-urban migration parallel to insignificant investment in transport and infrastructure in peripheral areas have led inner-city areas into overcrowding. This situation

coupled with a scarcity of resources for upkeep of the existing physical structures in built up areas resulted in the deepening of urban decay in most cities of developing countries. Thus, inner-cities in developing countries are typified mainly by high incidence of overcrowding, dominance of traditional settlement structures, absence of basic public facilities, physical dilapidation, congestion, high prevalence of crime and environmental degradation (Verma, 1990).

Indeed, these days the trend of urbanization in cities of developed nations showing a reversed trend from outward to inward direction to the inner-cities as a result of the growing importance of knowledge-based activities and service sector. Fast growing information and technology coupled with the improved transport system enables the well to do people starting to realize the potential of the city centers for development. Therefore, business enterprises strive to locate themselves in the city center which is close to high speed train stations, airports and other similar facilities in this era of information (Ayalew, 2001).

In cities of developing countries, on the other hand, inner-city areas are the center of attraction for various social and economic activities particularly in large urban centers. The private entrepreneurs want to locate their business in city centers to be accessible for their customers while government wants to use central areas for the location of its buildings. On the other hand, the low-income groups prefer to live in central city for its multitudes of employment opportunities both in the formal and informal sectors. As a result of this intense competition the value of urban land in the inner-city areas constantly rises up and governments tempted to evict the poor to sell the land at the prevailing high market price (UN-Habitat, 1986).

Despite all these pressures, low income dwellers still constitute the larger share of residential functions in inner-city area of urban centers in developing countries. Any development interventions to these areas would be sensitive since they affect citizens who are with little or no choice other than the inner-city areas to earn their living. These typical features of inner-city areas of cities in developing countries are apparent in Addis Ababa. The housing stock is predominantly can be characterized as low rise, built in traditional construction materials, smaller units, overspread of severe dilapidation and high occupancy rate (Ayalew, 2001).

2.1.2. Defining Urban Renewal

Inner-city in an urban center is often referred as historic part of a city, which in most cases represent the location where urban centers emerged. The areas are generally understood as zones of old residential or mixed development areas which due to its physical and socio-economic change and deterioration accompanying selective out-migration of well-to-do people and organizations. Inner-city area mostly remained starved of the resources necessary to maintain an essential minimum level of reinvestment in the built-up form and neighborhood part of any given city (Verma, 1990).

Then and there the need for urban renewal initiatives to regenerate the city centers to improve the living standard and the lives of the people living in slum areas will arrive. The renewal of urban centers, among other concepts, mainly includes the interrelated activities like the promotion of local economic development such as creating employment opportunities for the inhabitants; modernization of physical infrastructures such as quality of housing, roads, utilities, etc. and upgrading of social services (Berg, 2011).

The nature of urban renewal is complex and it is very difficult to present a satisfactory definition for the term and any given definition may vary in its meanings in different contexts. According to Ashenafi (2001) the meaning of urban renewal is rendered various meanings depending on the place where it is practiced that includes:

- Erecting a civic monument in a downtown plaza;
- Rehabilitating decaying homes;
- Getting "undesirables" out of "desirable" neighborhoods by spot clearance;
- Stabilizing blighted neighborhoods and encouraging residents to improve their properties;
- Developing land that will attract new businesses into the community;
- Assembling tracts on which subsidized low- or middle-income housing might be built.

Others define urban renewal as a process of physical change, or change in the use or intensity of use of land and buildings, that is the inevitable outcome of the action of economic and social forces upon urban areas. It is the comprehensive activity designed to counteract functional obsolescence of the urban structures as a whole and of the parts and elements of it, and to revitalize continually all elements and parts of the urban area (Couch, 1990).

Though urban renewal is used to identify different programs undertaken in different places and time, it can be defined as a process of remodeling older parts of urban areas, including their central business areas, by means of rehabilitation and conservation as well as redevelopment. It is also the displacement of an existing low-income population, creating space for more profitable office, commercial and luxury residential development or the provision of transport facilities towards improving urban fabrics of built-up areas taking different forms depending on the scope, dimensions, objectives and final outcomes (Matewos et al, 2011).

Hence, based on the above definitions it can be concluded that urban renewal is the act of improvement of human settlements that includes a wide range of actions such as the modernization, repair and maintenance of the building stock and infrastructure, the improvement of the urban environment, the upgrading of social and commercial services and related facilities, the improvement of transport networks, and the preservation of the architectural and cultural heritage in urban areas. Proclamation 574/2008 also stated that urban renewal is an undertaking aimed at improving the living and working environment in an urban center through fully or partly removing dilapidated, blighted or derelict structures in an urban center.

2.1.3. Definition of Local Community Participation

This study revolves around the LCP (Local Community Participation) in the URP (Urban Renewal Program) implemented in Addis Ababa City Administration of Ethiopia. Thus, there is a need to provide an operational definition of the term LCP. Different authors have used LCP as synonymous with public participation or citizen participation. The concept of LCP can be traced back to the Greek city states and middle ages. Yet the theoretical foundations for LCP and participatory urban planning were first outlined only in 1973 with the realization that individuals and communities are important for planners as they can provide them with necessary information and judgments of local settings (Zuzana, 2010).

Several authors have indicated that LCP and participatory planning has a consensual aspect and it supports value creation, definition of communities and development of their identity which subsequently leads into more democratic society. Studies also suggest that participation enhances management of complex environments through creative decision making of participants who can better identify consequences of certain alternatives. This saves a lot of time for planners as well

as it leads to better selection of alternatives. The call for LCP is justified by several socio-economic, political, cultural, and aesthetic reasons. LCP is believed to lead to the establishment of a stable society, promotion of co-existence, and contribute to the achievement of personal, community, and social goals (Dal Moro and Maculan, 2020; Deitrick, 2015).

LCP is sometimes narrowly defined as the right of the people to be consulted. It is also understood as the mere participation of the community at the grass-root level as the right of the community to be informed on what has to be done by the government or other stakeholders. However, this study will adopt a bit wider definition of the LCP. This study understood LCP as the right of people to be informed, consulted and heard in the decision-making processes that have impact on their lives. For the purpose of this thesis, LCP is used interchangeably with community participation and despite not being a silver bullet solution to URPs it is treated as having mainly positive benefits on the communities affected by projects.

2.1.4. Public Participation in Urban Renewal

Local public participation has different meanings and understandings among different disciplines, scholars and practitioners and changes through time. Tesfaye (2014) stated that participation is the involvement of local population and, at times, additional stakeholders in the creation and conduct of a program or policy designed to change their lives. Participation is where the positivist, reductionist, mechanistic, standardized package, top-down models and development blueprints are rejected and in which multiple, local and individual realities are recognized and accepted.

Participation has become the dominant approach in all development initiatives, and is recognized by the World Bank, by acknowledging that a meaningful social change in any development initiative cannot be achieved only by external experts involving in development processes irrespective of whether development is taking place in developed or developing countries. This approach allows development initiatives to be able to incorporate local communities as part of the development process without being dominated upon. The approach is also significant today because it allows people and communities to define and become subjects of their own development rather than becoming objects of technologically processes involved in development (Thomas, 1994).

Public participation can be described as the process where the ideas, opinions and concerns of local communities are collected and analyzed to be used as resources to improve plans and projects that interests and affects them. It is a tool which Town and Regional Planners use to give them a better knowledge of a specific site, as well as an insight to the needs of the community residing in the specific area. This knowledge can then be used by the Planner and other experts (i.e. Developers, Architects and Quantity surveyors) to develop better, more sustainable projects (Cilliers, 2014).

Table 2.1: Forms/Levels of Participation

Form/Levels	What ‘Participation’ means to the implementing agency	What ‘Participation’ means for those on the receiving end	What ‘Participation’ is for
Nominal	Legitimation - to show they are doing something	Inclusion – to retain some access to potential benefits	Display
Instrumental	Efficiency – to limit funders’ input, draw on community contributions and make projects more cost-effective	Cost – of time spent on project-related labor and other activities	As a means to achieving cost-effectiveness and local facilities
Responsive	Sustainability – to avoid creating dependency	Leverage – to influence the shape the project takes and its management	To give people a voice in determining their own development
Transformative	Empowerment – to strengthen people’s capabilities for decision-making and action	Empowerment – to be able to decide and act for themselves	Both as a means and an end, a continuing dynamic

Source: Tesfaye Gebeyehu (2014)

From the above definitions and explanations, it can be concluded that it is somehow difficult to single out a universally accepted meaning and description about public participation. However, all the aforementioned explanations have a common ground and intersection point, indicated in table 2.1 below, where development activities must accept the flow of decisions from top-down to a bottom-up approach which gives the local stakeholders full authority that enables them to plan and do their development by themselves for themselves.

2.2. Theoretical Literature for Urban Renewal

Urban development and transformations are constant over time in cities. The Industrial Revolution itself led to a reorganization and expansion of many urban areas and had profound effects on the development of urban areas. Since the mid-nineteenth century, the state has made increasing efforts to intervene in the process of urban change and renewal to achieve different social, economic, and aesthetic goals. As the size of urban areas grew so did competition for the best-located sites, usually the most central sites. Within these urbanization processes, market forces were beginning to lead to significant internal urban restructuring and the renewal of large areas (Couch, 1990).

A second major force for urban renewal was the expansion of the service sector. As trade and industry developed, an ever-increasing range and sophistication of economic infrastructure was required. A third important factor in the development and renewal of the Victorian built environment was the coming of the railway. The impact of this revolutionary form of transport was so great as to be difficult to imagine today. The physical construction of the railways through existing urban areas and the construction of mainline stations and termini within city centers caused immense destruction of property and forced many thousands of inhabitants and countless businesses to seek fresh accommodation (Ibid).

There are always changing dynamics in cities. There is a need for renewal at the healthy or old parts of the cities in both developing and under-developed countries, even in developed countries. The renewal process could be occurred by itself automatically with high costs or by in a planned manner, which provide more economic benefits (Doyduk, 2008). Urban renewal is an effort to alter the urban environment through planned, large-scale regulation of existing city areas, includes both residential and non-residential land uses, to present and future necessities for

urban living and working and, it includes re-planning and redevelopment, or, conservation and rehabilitation (Grebler, 1964).

Urban renewal is a political process; the physical structures that rise on a renewal site are the result of political decisions about the allocation of resources and a long trip through many agencies at all levels of government. All urban development is political in double sense; it redistributes wealth by public action, and it is legitimate only when it is politically supported. Urban renewal entails the acquisition of large tracts by the public authority, re-planning the area and then re-selling or leasing the land not required for public uses to private developers for re-building or rehabilitation (Abrams, 1964).

Urban renewal can be subdivided into three formats according to the state intervention. The first way to implement renewal occurs without state intervention. The second way is the state to take responsibility of the social investments necessary for harmony and social welfare, for example, with housing policies, implementation of urban public health equipment, and development of environmental actions and policies. The third means of intervention is through social investments of physical capital and state regulation to facilitate the profitable development or development of the private property (Couch, 1990). Urban renewal can have particular connotations, but it can be found every time public planners encourage the reconstruction and the displacement in name of renewal and modernization (Moro and Maculan, 2020).

Urban renewal can produce social ills, as many people are naturally, emotionally, and economically linked to the areas in which they have grown or lived for a long time. The displacement of residents impacts their health, and this is an important social justice issue. In this sense, it is necessary to rethink the process of re-housing and relocation as a housing policy issue (Lai, 2018). Nowadays, a hallmark of projects is the neoliberal hegemony and its resulting agenda of place and brand marketing. Thus, new forms of urban renewal have emerged in recent years in the form of event-based renewals with debatable cultural outcomes. Mega-events have been increasingly associated with renewal projects, and policymakers and developers are increasingly trying to justify their renewal plans through the potential long-term financial benefits of these events (Esfahani, 2017).

2.3. Empirical Literature

Urban renewal has been operative since humans first built permanent settlements. Following the progress of history and the passage of time, old cities are in a constant process of metamorphosis and unavoidably have to face the necessity of continuous regeneration. However, not until the late nineteenth and early twentieth century did relatively coordinated efforts on the part of local governments, reform groups and business interests arise whose intent was to eliminate the physical manifestations of urban decline (Anne-Marrie, 1994).

The origin of urban renewal programs can be drawn to the great depressions of the 1930s where there was obvious dissatisfaction with the housing conditions in the United States of America and Great Britain. During this period, unprecedented skyscrapers were built in most British/English cities to replace obsolete residential structures. The origin of urban renewal programs in the United States of America can also be traced to the 1937 Housing Act which made provision for slum clearance and the replacement of dilapidated houses with subsidized public housing which have modern facilities (Yoade, 2015).

The renewal of Paris is thought to be the first large scale urban renewal project implemented. However, the United States was among the first countries to develop specific national programs of urban renewal. The problem of deteriorating urban neighborhoods has been recognized in the United States since the mid-nineteenth century and over the years, major efforts have been made to counteract decay and to rejuvenate cities throughout the country (Anne-Marrie, 1994).

Urban renewal is often presented as a natural process through which the urban environment viewed as a living entity undergoes transformation. With rapidly expanding urban population, many cities of the developing world are faced with the difficulty of accommodating the urban poor. Although this is not a new or unfamiliar problem, increasing commercial competition for urban land means that many low-income households living in settlements close to city centers come under extreme pressure to either sell up or relocate to cheaper locations, often remote from the sources of their livelihoods (Satterthwaite, 2008).

Historically, with different urban renewal policies and strategies all over the world poor neighborhoods in centrally located areas have been bulldozed and their residents relocated, in the

name of urban renewal, to the outskirts of cities in order to make way for inner-city development. While mass evictions are less frequent these days, they still occur in many cities and the development pressures that drive them are often followed by some form of gentrification which makes it difficult for poor communities to live in central urban areas close to where they work (Matewos et al, 2011).

2.3.1. Urban Renewal in the United States of America

The first major urban renewal efforts in the United States were the American Park movement and the City Beautiful movement, both in the late nineteenth century, which emerged as responses to the environmental degradation brought about by the conjunction of urbanization and industrialization through the creation of urban parks and the construction of monumental public buildings. In the 1930s, the Public Works and Public Housing programs shifted attention to the clearance of slums and blighted areas and the construction of low-income housing, in the form of multistoried apartment complexes (Anne-Marrie, 1994).

The first comprehensive move of the federal government towards urban renewal came with the Housing Act of 1949. Urban renewal was designed to remove slums and blighted conditions by demolishing old buildings and constructing new ones in their stead. According to Housing Act of 1949 urban renewal was defined as: "the diversified efforts by localities, with the assistance of the Federal Government, for the elimination and prevention of slums and blight, whether residential or non-residential, and the removal of the factors that create slums and blighting conditions" (Varady, 1986).

A remarkable phase for urban renewal was the postwar period in the United States with the Housing Act in 1954, which mandated local authorities to develop renewal plans, and, once approved, they could acquire land expropriating it for fair prices. The result obtained was land clearing for private interests with redevelopment projects focused on the commercial revitalization of the city center. The hallmarks of this process were the ability to acquire control of the land and the expulsion of thousands of residents from their homes and neighborhoods, particularly African Americans (Prytherch, 2017).

The Renewal Program had three main elements: slum prevention through neighborhood conservation and housing code enforcement; rehabilitation of structures and neighborhoods; and clearance and redevelopment of structures and neighborhoods. However, private investors were reluctant to participate because of the restrictions which oriented projects towards housing, not the most lucrative investment in the long run, and because projects took many years to complete, tying up capital for long periods. As a result, urban renewal at the time consisted mainly of slum clearance and redevelopment (Deitrick, 2015).

Urban Revitalization emerged in the 1970s as the dominant approach to urban renewal. The problem of renewal programs have been recognized in the United States and over the years major efforts have been made to counteract urban renewal projects to rejuvenate cities throughout the country by emphasizing neighborhood preservation, housing rehabilitation, limited displacement and disruption of communities. Today, housing rehabilitation has become the dominant activity in urban renewal in the United States (Varady, 1986).

2.3.2. Urban Renewal in Europe

Urban renewal in Europe until recently were weak in comparison with those in the United States, and restrained by more urgent tasks, they have become exceedingly acute in the past few years. This almost explosive development was triggered mainly by two forces. One is the extraordinary invasion of European cities by the automobile. Even in countries without a national pro-gram, many projects for large-scale renewal are associated directly with attempts to cope with increasing traffic problems. The other factor is the pressing need for expanded or new "downtowns" to perform central area functions. The demand for projects of this type is so acute that urban renewal is often undertaken in the absence of national programs. In addition, the conservation and rehabilitation of city areas of great historic and cultural value is receiving growing attention (Grebler, 1964).

The first example of state involvement in urban renewal was in Britain in the mid-nineteenth century to fight the unsanitary conditions in working-class neighborhoods through slum clearance. The renewal of war-damaged cities and towns all over Europe in the 1920s is considered the most extensive process of urban renewal in history, compressed into one single

generation. Until the 1950s, flats and tenements were considered as a suitable form for replacement of working-class housing (Couch, 1990).

After World War II, the losses sustained during the war triggered an increased consciousness of the historic continuum embodied in the urban scene of previous eras, and growing attention was given to conservation and rehabilitation of historical towns and city sections. As early as 1954, conservation and rehabilitation became fully accepted parts of urban renewal programs in Europe, long before it was in the United States. By the end of the 1960s, most renewal policies began to totally discard large-scale slum clearance, and programs were reoriented towards rehabilitation and area improvement. Today, in the western world, most urban renewal actions are based on residential rehabilitation and upgrading (Grebler, 1986).

For instance, if we take the city of Berlin, Germany after World War II, the building stock in the city was fairly degenerated. Especially in the eastern part, which was part of the former German Democratic Republic (GDR), many buildings had not or had only been insufficiently renovated until the unification due to tight budget constraints. Additionally, private incentives to rebuild housing stock were low, as private real estate ownership was not encouraged in the GDR and rents were frozen at a low level since 1945. These developments resulted in an overall poor condition of the building substance of original housing stock and inner city district centers, including massive vacancies, and an increased need for renovation after unification in 1990. Moreover, the political mood after the unification of East and West Germany facilitated large scale public funding. Among other programs, these developments resulted in the First Berlin Renewal Program (Gabriel et al, 2013).

The main instrument to overcome these problems was the initiation of a group of urban renewal areas, which are eligible for public funding and support according to specific rules. The location, shape, and structure of a renewal area are determined in a political decision process that involves several steps: First, the districts of Berlin and the Senate initiate a search for hotspots of urban decline, the so called ‘investigation areas’, to identify potential renewal areas. In depth analyses of the social structure in the respective areas are then commissioned, which encompass possible revitalization concepts and recommendations on size and position of the potential renewal areas. Finally, the Senate of Berlin officially designates the renewal areas (Ibid).

The Berlin program is characterized by two main phases: In the post-unification phase between 1992 and 2002, massive vacancies, and very poor building substance were the driving factors of the renewal program. By 2000, already more than 50% of the housing units in the renewal areas had been modernized. Private investments in the building stock have been supported through tax reductions, loans, cash advances and further financial support. In the post-2002 phase, due to the progress made during the post-unification phase and an increasingly tight public budget, the focus changed (Senat Berlin, 2005).

It was set to improvements of the social infrastructure and living quality of the neighborhood. Private modernizations are no longer co-financed through public investments, but significant tax abatements remain as an implicit subsidy. Most of the designated renewal areas are located in the former eastern part of Berlin. Additionally, the five renewal areas in the former West Berlin are much smaller than their eastern counterparts. Only approximately 6% of the housing units inside the renewal areas were located in the western part of Berlin, reflecting that West Berlin was in a significantly better economic situation after the fall of the Berlin Wall (Ibid).

2.3.3. Urban Renewal in Asia

From Asian countries Hong Kong has developed elaborate renewal programs which evolved from large slum clearance schemes to inner-city renewal and redevelopment of public housing estates, under the management of Public-Private partnerships. Initially, urban renewal in Hong Kong was dominated by the private sector. The first public intervention into urban renewal in Hong Kong was in 1954, with the large-scale slum clearance scheme which was one of the largest and most congested squatter areas in the city, leaving some 53,000 people homeless. Through this first scheme, squatters were evicted from dangerous slums or sites slated for development and were resettled to public housing estates or to temporary housing units (Castells et al, 1990).

By 1972, a vast program of redevelopment of the resettlement estates built in the 1950s to rehouse squatters was introduced. These housing blocks were either demolished to make way for the construction of new blocks or were converted into self-contained units. Modern schools and community and recreation facilities were introduced to the redeveloped estates. In 1974, a new approach, that of in situ renewal of dilapidated properties in old inner-city districts, was

introduced. New apartments produced through the scheme were sold to families who had previously lived on the sites at discounted prices, which helped to limit social disruption (Yeh, 1990).

In 1987, a new approach was introduced which promoted public-private partnership in carrying out comprehensive redevelopment in Hong Kong. The Land Development Corporation, an independent public body, was made responsible for carrying out renewal projects using resources from the private sector. The purpose was to speed up private sector redevelopment in selected areas, to encourage the participation of landowners, to improve the quality and economic benefit of development by assembling larger sites, to ensure equitable treatment of the tenants, and to minimize government subsidies (HKHA, 1988).

Middle Eastern city Tehran, the capital city of the Islamic Republic of Iran, is a strategic and symbolic city at the intersection of the historic east–west (Silk Road) and north–south trading routes, and at the foot of Mount Damavand, which at 5,678 meters is the highest peak in Iran. Over the last 50 years Tehran has experienced rapid population growth and physical expansion. To address the deterioration of the built environment of the inner city, Tehran municipality established a principal renovation organization which implemented a number of renewal projects. But renewal was undertaken without consideration of its consequences resulting in an increase in urban problems. Today, regeneration plans for deteriorated zones is one of the main challenges to urban management (Azizi, 2014).

In 2008, the renovation corporation of Tehran established local renovation offices in dilapidated neighborhoods with the aim of facilitating the residents' participation in the renovation process. Members of these offices are from local district including local counselors, local clergy, members of local stakeholders such as women's leaders, local retail representatives. The scope of work of these offices is:

- Facilitation: to recognize stakeholders and making regular meeting with residents.
- Publicizing and promotion: to enhance economic and social status.
- Institutionalizing: to promote organizing social as well as economical groups that advocate renovation and rehabilitation of the deprived neighborhoods (Palizi, 2016).

For the first time in Khobbakht, Tehran a participatory renewal procedure was introduced and hopefully be a pioneering example for future projects. There had been local participation, most of which occurred in the planning and implementation phases. In the stage of diagnosing and future perspectives of the district, participation was less, mostly because of the professional nature of this stage. There was no participation in supervising the implementation (Azizi, 2014).

Some claim the intervention approach of this project was technocratic, authoritarian and top-down but what is important is that there was a decision to move to a more participatory approach to planning. Other related research about the effects of the urban renewal project on residential satisfaction concluded that in decentralized renewal projects, residents' satisfaction increased with indices of green and public space, population density, access to leisure centers and value of residential units (Abbaszadegan, 2010).

2.3.4. Urban Renewal in Africa

In developing countries, the process of urban renewal is still relatively new. Efforts are generally concentrated on solving the problems of urban slums, where from 30 to 60% of the urban population resides and which are considered the fastest growing portion of third world cities. Before the 1980s, the main approach to urban renewal in developing countries was in the form of squatter eradication and relocation of the population to low-cost housing projects (Laquian, 1983).

In the late 1980s, a series of unconventional strategies, such as slum and squatter upgrading and sites and services, began to replace the previous clearance policies. Most governments started to acknowledge the socio-economic impacts of slum demolition, while substandard housing, including squatter shanties, was recognized as part of the housing stock. Community upgrading appeared as a way of improving living conditions in informal settlements (Schmit-Kallert, 1990).

After early 1990s, many developing countries adopted an official policy of slum upgrading, realizing the potential for existing squatter settlements to be viable urban communities. Basic services were introduced on the sites and house improvement works were undertaken by the residents themselves. Settlements were upgraded by improving the infrastructure and legalizing land tenure. Today, upgrading remains the most sensible approach to resolving the problems of

informal settlements in third world cities, although clearance is still commonly used (Laquian, 1983).

Urban renewal is taking place globally and forms a high profile and significant part of urban policy, planning, and practice. Since the start of Africa's liberation in 1950s and 1960s cities have actively been pursuing urban renewal projects as a response to decades of neglect and decay, unjust and inadequate planning practices, and poor decision-making and leadership. These interventions have taken on both pro-poor and pro-growth approaches with varying degrees of success (Massey and Gunter, 2020).

For instance, taking South Africa as an example, the challenges of reversing the effects of decades long social exclusion and economic marginalization in its township is a formidable one. A large percentage of the population residing in the nodes lives below minimum subsistence level especially in the inner cities of some of its major urban centers. To correct such shortcomings inner city regenerations and urban renewal programs have become one of the serious endeavors for the South African government which has invested in several renewal projects to curtail the tide of decline in its major urban centers (Anne-Marie, 1994).

When implementing the urban renewal projects at the national level there has been a lack of clear objectives linking the short term and long-term vision of the program. There was unsystematic and fragmented style with no pilot projects at the national scale to allow proper planning as well as community participation which allow develop both the institutional and individual capacities. These are largely attributed to the failure of the project which can be avoided by not leaving the program totally to the officials, specialists, administrators and experts. In other words, community participation has proved to be the main tool for success in a number of programs including urban renewal projects (Wellington, 2009).

Although urban renewal exercises occur in all urban areas, efforts of renewal in Kenya are best demonstrated in the city of Nairobi which is the country's capital. The development of Nairobi master plan through history can be used as platform through which renewal of Nairobi can be traced. Renewal exercises in Nairobi are largely seen in the slum upgrading projects around the city. There was acute shortage of provision of services, such as quality clean water supply, sanitation, waste management, as well as building new houses for the slum dwellers. However,

the success of these projects towards ridding slums and benefitting is questionable (Mwangi, 2008).

The shortage of housing in Nairobi stems from failed housing strategies implemented before and after Kenya's independence in 1963. After independence, the new government announced the 1964-1970 Development Plan, which was top-down in nature, and intended to tackle the shortage of low-income housing. The scheme did not do well in terms of cost-recovery, as the units were too expensive, and a luxury that residents at the time were unable to afford. This led to the displacement of the target group, whose needs were evidently not met. The 1987 Urban Renewal Program for example wanted to address the housing shortage Nairobi was facing, by redeveloping low-income housing (Dierkx, 2019).

Nigeria is one of the few countries in Africa which has the largest concentrations of towns in the south-western zone, which is by far the most urbanized area of its size in Sub-Saharan Africa. The continuous internecine war among themselves forced peasants to find refuge in walled cities, leading to high population concentration in such cities characterized with organic development. Therefore, the result of such relatively high rates of urban growth and inadequate planning is chaos, which is manifested mostly in housing shortage, inadequate and overstressed social infrastructure and amenities (water, electricity, housing, among other), and its attendant problem of slum creation at the core of most towns and cities (Yoade, 2015).

In Nigeria, the first attempt at urban renewal was in Lagos in 1955 as an aftermath of the outbreak of cholera and bubonic plague in 1929. Other Nigerians towns and cities are presently undergoing very massive and deliberate urban renewal programs such as Ibadan, Port Harcourt, Calabar, Makurdi, Kano, among others. In addition, a number of slums up-grading programs/schemes are being executed in different States in Nigeria under the World Bank Community Based Urban Development Program. The term urban renewal was used to connote the correction of urban decay in the urban areas, slum clearance and the rescuing of both the fabrics and functions of the Central Business District (Eni and Abua, 2014).

In summary, it can be observed that, both in developing and developed countries, the evolution of policies regarding urban renewal followed a similar pattern, gradually evolving from a demolition and reconstruction approach to a softer, more socially-oriented approach, which

concentrates on the in-situ renewal and renovation of existing structures. The following section summarizes the possible approaches to urban renewal in the city center of residential areas of Addis Ababa, based on this brief review of urban renewal programs around the world.

2.3.5. Urban Renewal in Addis Ababa

Addis Ababa is now confronted with many problems in serving the needs and desires of its population. With regard to the state of the housing conditions, the larger proportions of the housing stockpile are in a state of despair. As the government owned houses constituting the larger share of the housing stock especially in the inner-city of the city, it is not difficult to imagine how the degree of housing dilapidation in Addis Ababa is getting worse as the time goes by. Most neighborhoods in the city center are still served with inadequate and proper motor pathways, drainage, sewerage, and other important infrastructure and amenities to coup with the current demand of the inhabitants whose strategic locations in the central parts of the city are still preoccupied with substandard housing and structures (Ashenafi, 2001).

If we look at the physical characteristics of the area, we find miserable conditions and a degraded environment. The housing stock is often in structurally poor condition due to a combination of factors including age, inadequate maintenance and the pressures of overuse. Concerning the types of construction materials used, the great majority of the housing units, 83 percent, are of traditional "chika" construction: mud and straw on a timber framework with corrugated iron roofing and in most cases without foundations and proper flooring. Aside from its predominance, the main characteristic of this type of construction is the need for constant maintenance (Ibid).

Despite the lack of clear urban renewal policy framework, the problem of inner-city deterioration and decay in Addis Ababa is getting a steady and growing attention both from planners policy makers. These days improving the physical and economic fabrics of the inner-city area has been one of the key development concerns of the Addis Ababa city administration. This concern, despite its complications and other agendas, supposedly has emanated mainly from the need to improve the living condition of the residents and the image of the city as well as exploiting economic potential of the city center.

On the other hand the city administration has to feed the hunger and demand of the private sector with a huge appetite for inner-city open spaces since expansion areas in the city are more and more unavailable due to political reasons. Therefore, additional activities in the inner-city of Addis Ababa are now unavoidable to meet the bulk of land needed for different developmental activities. Such development activities can hardly take place in the inner-city areas without demolishing the existing structures and thus urban renewal programs are an escapable development necessity.

With regard to the Addis Ababa's urban renewal activities, two approaches have been envisaged and practiced in the city which can be referred as area wise renewal and block or plot wise renewal. The initiative of area wise urban renewal programs adopted by the Addis Ababa city administration with designation of a specific area for urban renewal projects and thereby the necessary development and land use plans are developed. As these activities are completed, the process of shifting the existing residents and demolishing structures follows. Finally, the vacant plots, after slum clearance activities, are put into auction for leasing with the forthcoming activities and huge structures (Ayalew, 2001).

The other urban renewal practice in the city of Addis Ababa is block or plot wise urban renewal which takes place on the basis of private developers' initiatives. This practice used to take place on the basis of private developers' initiatives and any developer or can designate any local area for urban renewal by submitting a project proposal to the Addis Ababa city administration to lease the land in question. This approach is close to a selective slum clearance with seldom mass eviction processes though major functional change can occur (Ibid, 2001).

The current urban renewal practices of the city therefore bear the evidence of the quick transformation the neighborhoods of Addis Ababa from residential areas with one-or two-story buildings to newly built high-rise structures that bring about significant developmental pressures. Structural and typology changes of these socially mixed residential areas where formal and informal structures coexist for decades seems to have other gentrification related agendas apart from renewing the inner city of Addis Ababa.

2.4. Conceptual Framework of the study

A lot of findings suggest that the sustainability and efficiency of urban renewal programs is contingent upon the level of local community participation at different stages of the program. Empirical evidences have also proven that urban planning and urban renewal programs do have tremendous effect on the livelihood and living quality of the local community. Policies, procedures, strategies and implementation manuals do have strong influence on the participation of the local community in the implementation of urban improvement interventions. Urban renewal programs may also create new forms of poverty when it excludes its beneficiaries from the society with which it use to interact (Charitonidou, 2021; Mintesenot, 2020; Sascha, 2016).

This study aimed at assessing the level of local community participation in the planning, implementation, and decision-making process of the urban renewal program along with the effect of the program on the living condition of the local community relocated from the Basha Wolde Chilot. Based on extensive literatures reviewed, the researcher has constructed the following conceptual framework, portrayed in figure 2.1, to indicate the level of local community participation on Urban Renewal Programs and the effect of the program on the living quality of the relocated households.

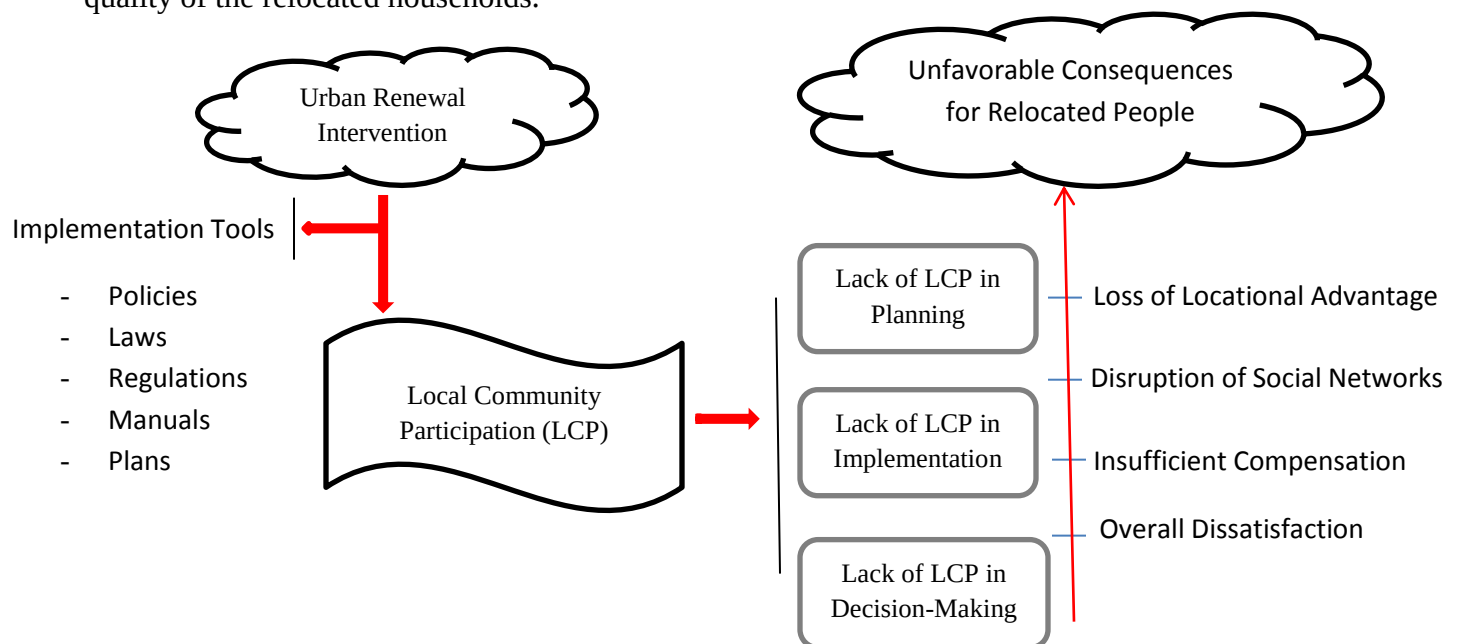


Figure 2.1: Conceptual framework on Local community participation of urban renewal (Own Computation)

3. RESEARCH METHODOLOGY

3.1. Description of the Study Area

Basha Wolde Chilot (BWC), the study area, is one of the oldest parts of Addis Ababa and it existed since the establishment of the city. It is situated between $9^{\circ} 01' 44.01''$ N to $9^{\circ} 02' 08.19''$ N and $38^{\circ} 45' 24.21''$ E to $38^{\circ} 48' 48.68''$ E absolute location and, is the point of attraction for various social, economic and political functions with concentration of commercial activities all over the place especially along its major roads and streets mainly composed of small, medium as well as large business activities.

The location, indicated in figure 3.1, is considered one of the Central Business District (CBD) of Addis Ababa. According to (AK LDP) report, where Basha Wolde Chilot area is located, the sub-city covers the total area of around 9.54 square kilometers with the total population of 297,942 people living in it to date and divided in to 10 Woredas. Basha Wolde Chilot is situated in a historically relevant, administratively significant, security wise very important and economically vibrant locality which covers the study area of about 14 hectares of land mass.

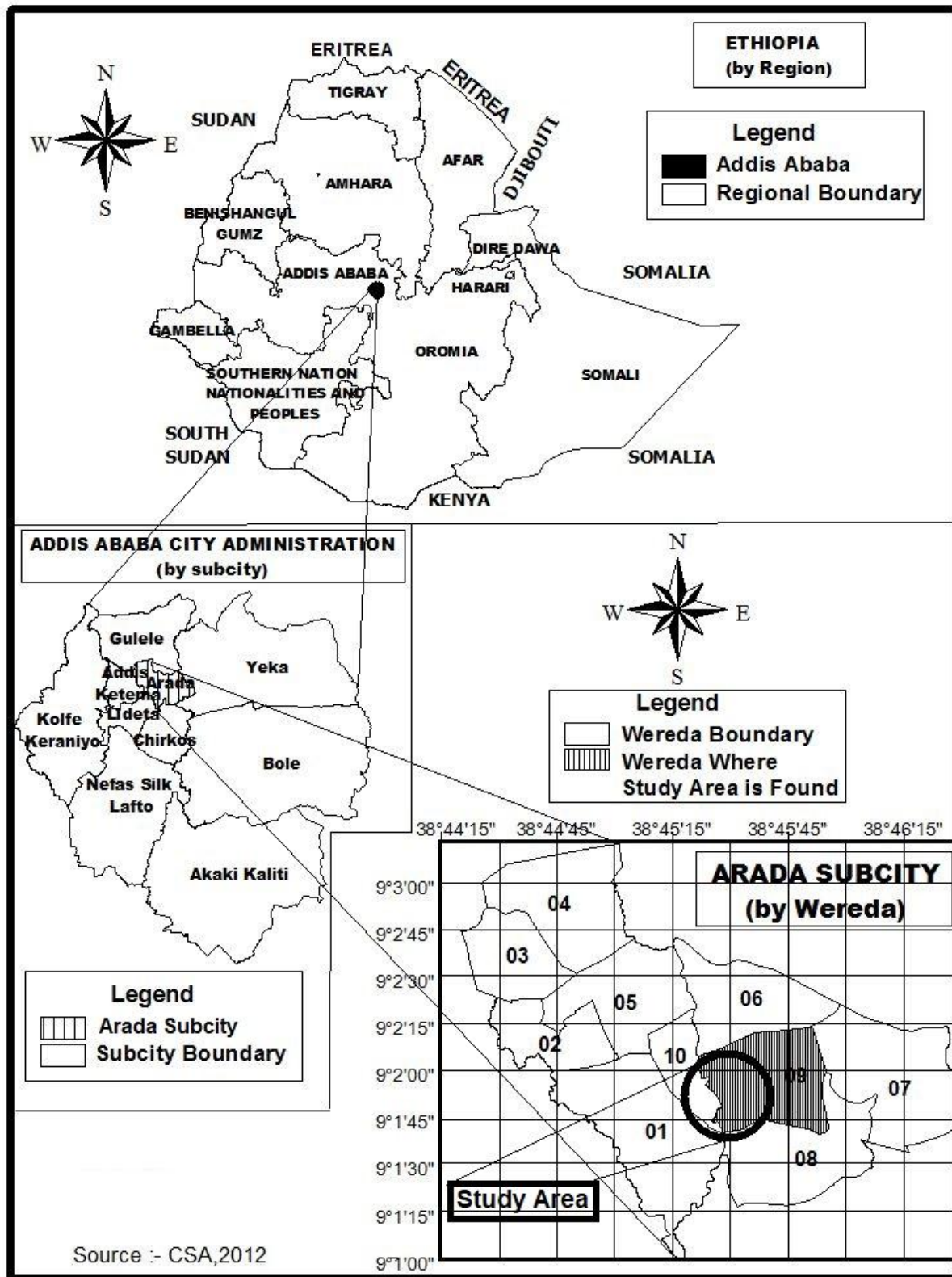


Figure 3.1: Map of the study area

3.2. Research Design

The study has employed a mixed research design that blends qualitative and quantitative research methods. However, due to the nature and objectives of the study it has inclined to qualitative research approach. As a result, the analysis is made based on qualitative data largely collected through Key Informant Interviews (KIIs), Focus Group Discussions (FGDs), and Personal Observations (POs). However, results obtained from qualitative data analysis was supported and validated by descriptive quantitative research methods.

This thesis has used the convergent mixed approach indicated in figure 3.2. The challenge in a convergent mixed methods design is how to actually converge or to merge the data (Classen, 2007). The two databases will be analyzed separately and then brought together with side-by-side comparison. The research will simultaneously report the quantitative statistical results and discuss the qualitative findings that either confirm or disconfirm the statistical results. The research will start with the qualitative findings and then compare them to the quantitative results concurrently.

Mixed methods call this a side-by-side approach because the research makes the comparison within a discussion, presenting one set of findings and the other together. The interpretation in the convergent approach is typically written into a discussion section of the study. Whereas the results section report on the findings from the analysis of both the quantitative and qualitative databases, the discussion section includes a report comparing the results from the two databases and notes whether there is convergence or divergence between the two sources of information. Typically, the comparison does not yield a clean convergent or divergent situation, and the differences exist on a few concepts, themes, or scales (Creswell, 2014).

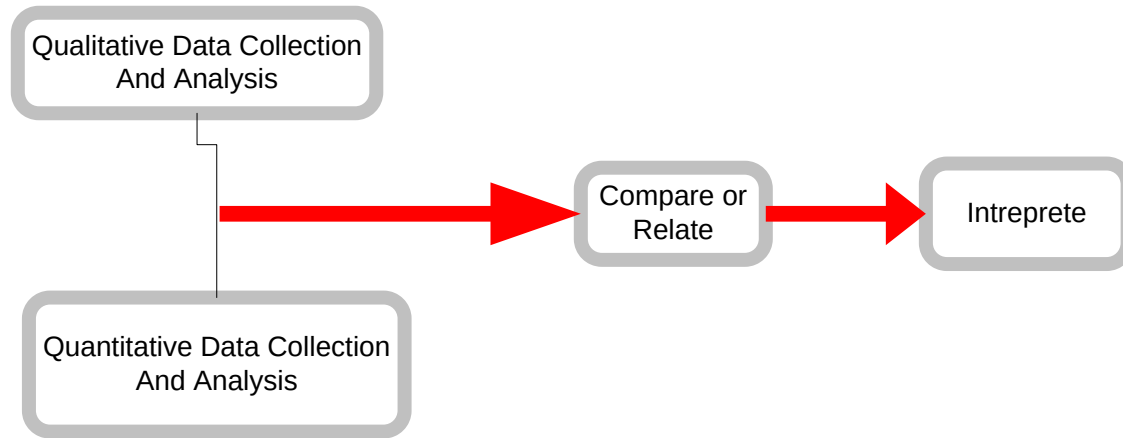


Figure 3.2: Convergent parallel mixed method

3.3. Data Types, Data Sources and Data Collection Methods

3.3.1. Data Types

Each data type has its own merits and demerits. Therefore, it is highly commendable to blend both types of data so that the dis-advantage of one data type will be compensated or counterbalanced by the advantage of the other type. With this realization, this study depends on both qualitative and quantitative types of data. Among others, the following are the most important types of qualitative data that we have used in this study:

- Respondents' satisfaction with the implementation of the URP.
- Level of local community participation in the implementation of the URP
- Respondents' subjective judgment about the transparency, fairness, democracy of the relocation/resettlement process.
- Perceptions or emotions of the evicted or relocated households about the URP
- Perceptions of the evicted or relocated households about their participation in the implementation of the URP.
- Respondents' subjective judgment about the social life, public space, and infrastructure development before and after the relocation/resettlement due to the URP.
- Challenges/problems they face in relation to the implementation of the URP.
- Respondents' feeling about the living conditions before and after the relocation or resettlement.

- Respondents' awareness about the laws, procedures, rules, rights and obligations entailed in the URP.

These data has helped us to gain insights, reasons, and motivations of the relocation/resettlement, the level of participation of the local community, respondents' perception about the URP, and so forth which are quite difficult to quantitatively capture. The study has also relied on some quantitative types of data including respondents' age, family size, monthly income, educational level, average travel hours to the nearest transport site, amount of compensation received, house rent paid or received before and after relocation, land size, and so on.

3.3.2. Data Sources

With the intention of getting reliable and rich data, this study has sought data from both primary and secondary data sources. Relocated sample households, experts involved in the URP, administrators, officials, and community elders were the primary data sources of this study. This has helped the researcher to get first-hand information about the issues considered for the study. Government reports, published research articles, journals, publications, thesis, dissertations, URP implementation manuals, policy and strategic documents, and government plans were the secondary data sources consulted in this study. The secondary data sources have helped the researcher in validating the data obtained from the primary data sources.

3.3.3. Data Collection Methods

The study has employed a mix of qualitative and quantitative data collection methods. Yet, due to the nature of the study and the objectives to be captured, the researcher has inclined to qualitative methods. The following are the qualitative and quantitative data collection methods used in this study.

3.3.3.1. Qualitative Data Collection Methods

This study heavily depends on qualitative data to be collected from relocated households and other actors involved in the URP. A lot of the variables considered for this study cannot be quantified. As a result, the researcher has prepared Key Informants Interview (KIIs), IDIs (In-depth Interviews), and FGD checklists along with several case studies to guide the overall qualitative data collection process. The checklists have used open-ended questions that will

allow the respondents to unfold as much information as she or he can. The following were the qualitative data collection methods employed in this study:

Key Informant Interviews (KIIs)

It was used to have an in-depth understanding of the local community participation in the URP and the livelihood effect of the URP on the relocated households of the Basha Wolde Chilot. The KIIs were conducted with people who do have ample information about the URP and who know what is going on in the community. The purpose of employing the KIIs was to collect information from the wide range of people involved in the URP including residents, community elders, professionals/experts, governors, urban planners, and authorities who do have direct and indirect attachment with the design, planning, and implementation of the URP. The KIIs has helped this research to gain a clear picture of the benefits, the pressing issues, and problems of the relocated local community from a limited number of well-connected and informed community experts. It has also helped a lot to understand the motivation and beliefs of the URP implementation.

Focus Group Discussions (FGDs)

This has been employed to gather data from respondents who shares similar backgrounds or experiences. Respondents with similar characteristics such as male headed households, female headed households, those who shifted to another kebele houses, receive condominium houses, married households and single households were grouped together to take part in the FGDs. The numbers of participants were kept to be three due to the existing COVID – 19 situations. The FGD was conducted by considering all COVID – 19 mitigation strategies suggested by the Ethiopian Public Health Institute. Participants were asked about their perception, attitude, beliefs, and opinions about the different issues rose in the study. FGD participants were allowed to talk freely so that to get all the most relevant and reliable information about the questions raised for discussion. The researcher has encouraged everyone in the group to tell his or her story in the relocation and resettlement process of the URP. The researcher himself was a moderator of the FGD.

Personal Observations and In-depth Key Interviews

Observations can be conducted either in the presence of the respondent or directly by the researcher. This study has used both of them. The researcher has asked the respondent to show him their livelihood situations such as rooms quality, kitchen, toilet, and so on the relocated/resettled households. This could be considered as participatory observation. The researcher has also visited the relocation sites and observes the available facilities, infrastructure, and life style, observe public ceremonies, rituals, weeding, and other events in order to uncover explicit and tacit aspects of the relocated local community members. The study has also used in-depth interviews to obtain detail information about the experiences, participation, attitude, and feelings of key personnel about the URP.

Case Stories

This study has used multiple case study method with the intention of addressing the different topics of the research. Cases were selected based on their relevance to findings obtained by other methods and the existing literatures. Due to the nature of the studied phenomena and time boundaries, this study considers most important cases from the relocated households. Additional information was acquired from semi-structured interviews with people involved in implementation of projects in order to get better understanding of processes and interviewees point of view on researched issue.

3.3.3.2. Quantitative Data Collection Method

Questionnaire and structured Interview Schedule method was largely employed to gather quantitative data from the relocated households of the Basha Wolde Chilot. Hired and trained data collectors and interviewers under close supervision of the researcher himself have interviewed and collected data from the relocated households based on the Questionnaire a set of carefully structured interview schedule with a close-ended question. This was used to collect quantitative data such as respondent's age, gender, monthly income, and so forth.

3.4. Sampling Design

3.4.1. Defining the Target Population and Sampling Frame

According to Arada sub-city Land Development and Urban Renewal office report, the total number of resettled households from Basha Wolde Chilot project site was 1319. Therefore, the

target population of the study is 1319 households and the sampling frame is the list of the target population located at Arada sub-city land development and renewal office indicated in table 3.1.

Table 3.1: Arada sub-city Basha Wolde Chilot relocated households by ownership type

No.	Property tenure Before relocation	No. of relocated households
1	Privately owned houses	284
2	Woreda administered (Kebele) houses	1004
3	Rental administration houses	11
	Total	1319

Source: Arada sub-city Land Development and Urban Renewal office

3.4.2. Sampling Technique and Sample Size Determination

This study has used multi-stage stratified sampling method along with the Probability Proportional to Size (PPS) sampling method. The population relocated as a result of the implementation of the URP from the Basha Wolde Chilot has three categories. The first strata include relocated households who previously had their own private houses. The second strata include relocated households who previously had houses rented from kebele administration. The third strata include relocated households who previously had rental administration houses. The number of relocated households from each stratum is uniquely different that calls for the need to take more sample size from the strata with larger population size. Thus, the PPS technique was applied to have a scientifically justifiable sample size from each stratum.

This study has used relocated households as a unit of analysis. According to a preliminary data obtained from the Arada sub-city land development and urban renewal office the total number of relocated households from the Basha Wolde Chilot is 1319. Using this figure and Kothari's (2004) formula, the total sample size was determined to be 298 relocated households.

$$n_0 = \frac{z^2 pq}{e^2} = \frac{(1.96)^2 0.5 \times 0.5}{(0.05)^2} = 385$$

Where

✓ n_0 is the sample size

- ✓ z is the value of the standard deviation at a given confidence level ($z=1.96$).
- ✓ p is the proportion in the target which is usually assumed to be 0.5.
- ✓ $q = 1 - p$
- ✓ e margin of error (0.05)

For a small population size, it is suggested for the sample size to be adjusted using the following correction factor.

$$n = \frac{n_0}{1 + \frac{n_0}{N}} = \frac{385}{1 + \frac{385}{1319}} = 298$$

Therefore, the total sample of this study will be 298 relocated households. The number of relocated households to be considered from each stratum is determined using the PPS technique and presented in table 3.2 below. Once the sample size is determined, systematic sampling method was used to approach individual respondents. First, list of the relocated target population was obtained from the Arada sub-city administration office. Then, the researcher select sample respondents at a regular interval until the determined sample size are acquired.

Table 3.2: Sample sizes based on the stratum

No.	Relocated HH with	No. of HH	%	Cum. %	Sample size	Sample Weight %	Cum. %
1	Plot of land	275	20.85	20.85	62	20.81	20.81
2	Condominium houses						
	- Jemo 1	258	19.56	40.41	58	19.46	40.27
	- Summit	506	38.36	78.77	115	38.59	78.86
3	Shifted to Kebele houses	280	21.23	100	63	21.14	100
	Total	1319	100		298	100	

Source: Arada sub-city Land Development and Urban Renewal office and own computing (2022)

3.5. Data Processing and Analysis Methods

This study has employed both qualitative and quantitative data analysis method. Thematic and content analysis were frequently employed as qualitative data analysis methods. The qualitative data collected was arranged and coded into major thematic areas. Then content analysis and narrations was made as qualitative data analysis methods. The research has also used the research questions and the theoretical formulations as an analytical framework for analyzing the data.

The theoretical discussion of the study has helped to identify the descriptive factors that determine the effective stakeholder participation in the urban renewal program of the area. The collected quantitative raw data was first recorded and cleaned using the MS-excel. The researcher has identified and checked outlier values that may inflate the values of the observations. Once the data was cleaned it was exported into STATA 14.1 for further descriptive analysis.

This thesis depends on both descriptive and inferential statistical methods. Measures of central tendency such as mean, median, and mode along with measures of central dispersion such as range, standard deviation, and variance were used as descriptive statistical method. Student t – test distribution and chi-square tests were also used to check if there is difference between relocated households in different categories.

4. RESULT AND DISCUSSION

This section deals with the major findings relevant to the objectives of the study. The findings are presented and discussed in to the following headings and sub-headings.

4.1. Respondents socio-demographic characteristics

This study has identified the major socio-demographic features of the displaced households due to the Urban Renewal Program (URP) implemented in Addis Ababa City Administration, Arada sub-city, specifically from the Basha Wolde Chilot area. The following sub-headings deal with the socio-demographic features of the sample respondents of the study.

4.1.1. Gender, Marital Status, and Educational and Employment Status

Respondents of the study were found to be different in terms of their socio-demographic and personal characteristics indicated in table 4.1. A substantial portion of the relocated households (85.2%) were male dominated. This implies the fact that the relocation in the URP targets male headed households. A significant proportion of the relocated households have been married in terms of their marital status. This could be due to the fact the URP pays attention to households with relatively good number of family number. Moreover, a good number of the relocated households 184 (61.7%) were reported to have received some form of literacy.

However, this study did not observe a marked difference in terms of literacy status of the displaced respondents of the study. The proportion of literate and illiterate respondents was 61.7% and 38.3%, respectively. Also, the relocated households were found to have different employment status. A good proportion of the respondents 140 (47%) were government employees while about 80 (26.8%) were not employed at all. Similarly, about 53 (17.8%) and 25 (8.4%) of the respondents were self-employed and private sector employed, respectively. This implies that a greater number of government workers have benefited from the URP than others.

Table 4.1: Distribution of Respondents by Gender, Marital Status, Educational Status, and Employment Status

Variables	Sample type of the respondent household			
Gender	Plot of Land	Condominium	Shift to Kebele Houses	Total
Female	15 (34)	23 (13.3)	6 (9.5)	44 (14.8)
Male	47 (66)	150 (86.7)	57 (90.5)	254 (85.2)
Total	62 (100)	173 (100)	63 (100)	298 (100)
Marital status				
Single	13 (21)	6 (3.5)	2 (3.2)	21 (7.0)
Married	36 (58.1)	143 (82.7)	55 (87.3)	234 (78.6)
Divorced	3 (4.8)	8 (4.6)	1 (1.6)	12 (4.0)
Widowed	10 (16.1)	16 (9.2)	5 (7.9)	31 (10.4)
Total	62 (100)	173 (100)	63 (100)	298 (100)
Educational status				
Illiterate	13 (21.0)	73 (42.2)	28 (44.4)	114 (38.3)
Literate	49 (79.0)	100 (57.8)	35 (55.5)	184 (61.7)
Total	62 (100)	173 (100)	63 (100)	298 (100)
Employment status				
I'm not employed	17 (27.4)	32 (18.5)	31 (49.2)	80 (26.8)
Government employee	38 (61.3)	90 (52.0)	12 (19.0)	140 (47.0)
Private employee	4 (6.4)	18 (10.4)	3 (4.8)	25 (8.4)
Self-employed	3 (4.8)	33 (19.1)	17 (27.0)	53 (17.8)
Total	62 (100)	173 (100)	63 (100)	298 (100)

Source: Own Computation (2022)

NB: Figures in parenthesis are percentages

4.1.2. Age, Family Size, and Dependency Ratio

This study has collected data on some socio-demographic and economic variables of the respondents which are summarized and presented in table 4.2 below. The average age of the study respondents was found to be around 51 years with minimum and maximum years of 25 and 84 years. The relocated households were also found to be different in terms of their formal school attendance. Moreover, the average family size of the study respondents was found to be 5.3 which is lower than the national average family size which is 7.2.

This could be due to better awareness of the respondents about family planning and birth control mechanisms. A similar finding was reported (Ethiopian Public Health, 2019). The same source found that the expansion of health care facilities, training on modern contraceptives, the health extension campaign, and the growing public awareness in major regional cities of Ethiopia have contributed to a planned birth rate. The same explanation can be adopted for the slightly lower family size found in this study.

The average dependency ratio of the relocated households was also found to be .57 (57%). A dependency ratio closer to 1 indicates the availability of higher dependency ratio. This high dependency ratio implies that there are several family members who depend on the household head, who is often a bread winner. Higher dependency ratio is a consequence of many dependent family members who are not in the active labor including children less than 14 years and old aged people greater or equal to 65 years along with other family members who are sick and physically impaired to take part in production activities. The average dependency ratio found in this study indicates that 57% of the family is dependent on 43% of the household members. This can be interpreted as there are a greater number of unproductive family members (children, old-aged, and/or sick and physically incapable) than productive family members.

Table 4.2. Descriptive Statistics for Continuous Socio-Demographic and Economic Variables (n=298)

Variable	Mean	Std. Dev.	Min	Max
Age	50.75	10.39	25	84
Grade	5.33	5.28	0	24
Family size	5.36	2.27	1	13
Dependency ratio	.572	.243	.065	.999
Market distance (Before relocation)	5.562	4.173	2	25
Market distance (After relocation)	22.424	16.974	2.5	120
Workplace Distance from dwelling (before relocation)	12.86	7.46	2	45
Workplace Distance from dwelling (after relocation)	20.41	14.35	2.5	75
Years lived in previous dwelling	27.57	13.61	5	72
Average annual income	54171.3	19908.13	21885	97844
Average annual expenditure	42660.28	19537.20	10000	78275

Source: Own Computation (2022)

4.1.3. Physical Distance of dwellings and Economic Characteristics

This study has also collected data on the physical distance of the respondent's dwelling from the nearest market place before and after the relocation. As indicated in table 4.2 above, it is found that the average physical distance of the dwelling from the nearest open public market in kilometers before and after the relocation is about 5.5 and 22.4 kilometers, respectively. This implies that the relocated households travel 16.9 extra kilometers to reach to the nearest open public market. This means that the relocation has increased households travel time and travel expense to reach to the nearest open public market.

Similarly, data was collected on the physical distance between the dwelling and the workplace before and after the relocation in kilometers. It was also found respondents of the study on average travels about 20.4 kilometers to reach to their work place after the relocation while they used to travel only 12.86 kilometers before the relocation. This means that the relocation has increased the number of travel kilometers by extra 7.55 kilometers. The key informants of this study have criticized that the URP has pushed the bottom poor local community to the outskirts of the city while it has attracted the rich community to the center.

This finding was also supported by other studies. For instance, Shin and Kim, (2015) indicated that the construction of Cities-within-Cities led to a form of socio-spatial restructuring at a municipal scale and produce socioeconomic, spatial segregation when it is accompanied by a form of new-build gentrification. In this case, lower-income groups are displaced and relocated to the urban fringe, while simultaneously higher-income groups move into the Centre. The development of a City-within-a-City has, therefore, the potential to cause spatially segregated neighborhoods by class and socioeconomic status.

Besides, respondents of the study and their ancestors have reportedly lived from a minimum of 5 to a maximum of 72 years on their previous dwelling at the Basha Wolde Chilot area. On average, respondents of the study have lived for about 27.57 years at the Basha Wolde Chilot before implementation of the URP. This indicates that the relocation has detached the local community from the area where they have been living for several years. This may also mean that the URP has isolated the local community from their social base built over long years of social relationships.

The study has also collected data on the average annual income and annual expenditure of the respondents. And it is found that the average annual income of the respondents from a mix of different livelihood sources was found to be around 54,171 Ethiopian Birr with an average annual expenditure of 42,660 Birr. The average annual income is greater than the average annual expenditure indicating a relatively better socio-economic standing of the relocated households. However, it is worthy to note that income is a deceptive proxy to measure human well-being that there is a need to include other proxy indicators and people's own subjective judgment of their own poverty.

4.1.4. Displacement Compensation Arrangements and Its Impact

Article 43 of the Federal Democratic Republic of Ethiopia constitution stated that the basic objective of development activities in Ethiopia shall be to enhance the capacity of citizens for development to meet their basic needs. The sample respondents of the study were disaggregated in terms of the displacement compensation modalities during the URP. This study has found that the URP in the Basha Wolde Chilot area has three arrangements. The first arrangement was provision of replacement plot of land for the relocated households while the second and the third arrangements were provision of condominium houses and replacement kebele houses. As indicated in table 4.3 below about 173 (58.05%) of the respondents were benefited from condominium-based compensation arrangements in Summit and Jemo sites while about 62 (20.81%) of the displaced households were provided replacement land.

The third displacement compensation arrangement was relocating households to another Kebele houses from which 63 (21.14%) of the respondents were benefited. While all of the sample respondents have benefited from either of the compensation arrangements, their feelings on the implementation of the URP were not uniform. For instance, discussants of the FGD who are benefitted from replacement of land complained that the land size they were given as a compensation for their displacement was very small as compared to the vast amount of land they have relinquished in the name of the URP. The same discussants also criticized the URP that it has pushed them out of their work places and businesses from which they have been supporting their livelihood for many years passed. One of the key informants of the study put the livelihood impact of the URP implementation as follows:

All of my family decedents including myself and my parents were born and raised in the Basha Wolde Chilot area. We had a shop that has supported our family livelihood for almost three generations. The shop was our main source of employment and annual income. The URP pushed us to the fringes of the town where there are no sufficient customers to pursue our shop business. I, my brothers, and sisters can't able to support ourselves as we have no other skill and job experience except trade. We didn't have sufficient capital to rent a shop and continue our business that we have been doing for generation. I tried to continue

the family shop business by renting a shop in the same place where we use to live before the displacement. However, the shop rent has become too expensive as compared to my monthly income from the business. Now we are forced to do informal trades on streets close to where we had a big shop. I'm ashamed to do such an informal trade in the same place where I had a big shop before the URP. The URP has brought only humiliation to me and my family members.

Relocated households were unable to continue their jobs and business at their original settlements due to soaring shop rents and other transaction costs. A study made by Roshanak, et.al (2017) is also in favor of the findings of this study. These same authors also reported that when there is no price protection on existing housing values, renewal programs can lead to increased land value resulting in increased rent and tax that may be detrimental on families that are low-income. As indicated by the case presented above, relocated households have tried to continue their businesses by renting shops and work sheds in the area where they have been working before their relocation. Yet, rent has become too expensive to continue their business. As a result, they were forced to disengage from businesses that they have been working for several years before the relocation. It is evident from the finding that the URP has widened the unemployment rate of the relocated households. Another relocated female household head who is now living at Summit locality, W/ro Aynalem, told her version of a story about the compensation and the relocation scheme as follows:

During the urban renewal program the Woreda administration officials forced me to evacuate without giving me the compensation amount decided by the administration. One morning the demolishing squad came to my house with the demolishing equipment and started to dismantle the roof cover of the house. I started screaming without any result and they totally rip the roof cover to pieces. I lived in a roof less house for fifteen days using only the ceiling as head cover until they gave me the compensation amount leave the area for good. I am still irritating remembering the event as if it is happening now. The amount of the compensation is also incomparable to the amount needed to build a house at the time. The minimum amount was birr 37,500 and I could have been in a street now if the help from my family, abroad and here, were not available to rescue me and my household members.

Table 4.3: Frequency Distribution of Respondents by Displacement Compensation Modalities

Displacement Compensation Modality	Freq.	Percent	Cum.
Plot of Land	62	20.81	20.81
Condominium	173	58.05	78.86
Shift to another Kebele Houses	63	21.14	100.00
Total	298	100.00	

Source: Own Computation (2022)

Despite the critics made by respondents compensated with a plot of land, FGD participants who were provided condominium houses reported that the URP has brought them some benefits. FGD discussants said that the URP has improved their access to household utilities such as pure water, toilets, kitchen, and electricity. For instance, it was frequently mentioned that pure water supply in their original dwelling was not privately owned. Rather they had access to a shared pure water source. The same was reported for toilet and electricity supply. FGD participants from the condominium participants appreciate that the URP has helped them to have an independent access to water, toilet, electricity, and kitchen. Yet, they complain that supply of pure water is insufficient and intermittent that they have sometimes obliged to wait for weeks and months to get access to water. Frequent electricity interruption and black-out is another problem mentioned several times. The following case study from one of the men in-depth interview respondent illuminates the blessings brought by the URP and his complaints about the program.

I can't compare the living situation in this condominium with my previous dwelling. At my previous dwelling, I often wait for long hours to have access to pure water because everyone in the area shares the same source. We often waited until our turn to access pure water reaches. Sometimes, conflict and disagreement arises among women to have early access to the water. I know that a daughter of my friend has faced gender-based violence while she fetched the water at early hours of dawn. Now, the water is inside your own house that you don't have long waiting time. The problem here is that water is not always available. Above all, I'm happy that I've my own clean and separate toilet. In our previous dwelling, we had a shared toilet with a nose-cutting bad smell. Here is better than our situation at the Basha Wolde Chilot. However, when I see the condominium houses built in BWC area now I always question the purpose of the URP because why government officials wouldn't allow us to be there by making in-situ relocation schemes.

The case narrated and summarized above was also reported in other studies. For instance, an ethnographic study made by Alazar (2018) on the socio-spatial tensions and interactions of the condominium housing in Addis Ababa agrees with the case reported above. While the benefits reported by the condominium beneficiaries are worth noting, the case reported by beneficiaries who were relocated to another kebele houses deserve a due consideration. For instance, the case reported by one of the key informants, W/ro Aselefech, may indicate the effects of the URP.

My relocation from my old dwelling was unfair and against my will and interest. Though I did not own the house, I have lived for 37 years in my old dwellings. I have spent a lot for renovating the old kebele house. It had no any fence when the kebele first gave me the house. It was me who fenced it, put a ceiling, and renovated the walls and the roofs several times. Three of my children were married there. I saw all bad and good things there. I had nice neighbors and intimate friends there. The URP has totally isolated me from these neighbors and all my good friends. It is not only isolation. My old dwelling was like a palace for which they replaced me a shanty and kitchen looking house with a roof full of pores. In the 'Kiremet' (Ethiopian rainy/summer season), I suffer from rain-water flooding my floor and in 'Bega' (Ethiopian winter season) I suffer from the blazing sun-light. The compensation house in the name of the URP is quite inferior to my old dwelling. I feel that I'm thrown away.

From the presented case studies, it can be concluded that the URP did not satisfy the needs of the different local community in the same manner. A similar finding was also reported in several studies (Getachew, 2014). For instance, Habtamu (2011) found that the URP implemented in 'Arat' Kilo area has caused a lot of societal dissatisfaction. With the intention of supporting the qualitative information reported above, the researcher has interviewed all sample respondents who were participated in the three compensation modalities as to whether they are satisfied or not by the implementation of the URP.

As indicated in table 4.4 below, the calculated χ^2 distribution between the proportion of respondents who are dissatisfied against who are satisfied was quite significant ($\chi^2 = 5.32$, $p = 0.0700$). This finding implies that there is a significant difference in terms of satisfaction status between the local

communities in different compensation arrangement modalities of the URP. From table 4.4 below, it is clear that only about 98 (32.89%) of the study respondents were satisfied by the compensation modality against 200 (67.11%).

Table 4.4: Chi-square distribution of respondents' satisfaction-status by compensation types

Compensation type	HH Satisfaction status by the type of compensation			Pearson chi2	Prob
	No, I'm not satisfied	Yes, I'm satisfied	Total		
Plot of Land	49	13	62	5.32	0.0700
Condominium	109	64	173		
Shift to another Kebele Houses	42	21	63		
Total	200	98	298		

4.2. Local Community Participation (LCP) in the URP

The major objective of this study is to assess the level of local community participation in the URP of the Addis Ababa City Administration. To capture this objective, respondents of the study were asked to rate their level of participation during the planning and implementation of the URP along with their participation in decision-making and awareness creation. Each of the study respondents have rated their level of participation on a five – point Likert Scale where 1, 2, 3, 4, and 5 refers to significantly low, low, medium, high, and strongly high. The following sub-headings deal with the LCP (Local Community Participation) at different stages of the URP.

4.2.1. Local Community Participation in URP

4.2.1.1. Local Community Participation in URP Planning

The success and sustainability of any Urban Renewal Programs (URPs) is contingent upon the participation of the local community in the planning stage (Gezahegn and Jan, 2015). However, the LCP in the URP of the Basha Wolde Chilot area did not receive research attention. This study deals with the level of the LCP in the URP planning. The pie graph presented below paints a clear picture that the participation of the LCP in the URP was the lowest. Respondents of the study were asked to rate their level of participation in the URP planning. As presented in figure 4.1, about 79.87% of the study respondents confirmed that their participation was either significantly low (62.08%) or low (17.79%). One can also infer from the same table that only

insignificant portion of the study respondents (2.01%) reported that their participation in the URP was significantly high.

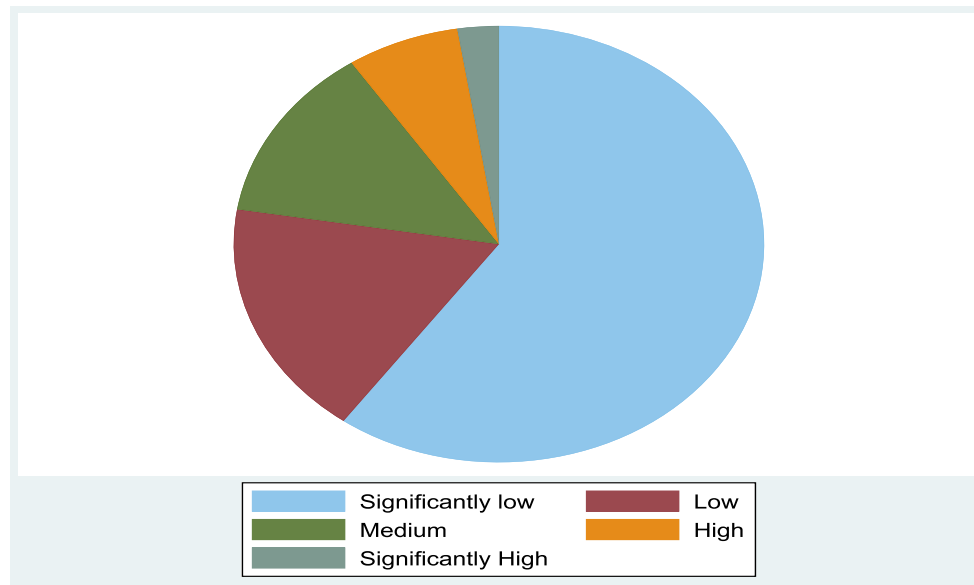


Figure 4.1: Distribution of respondents in terms of their reported level of participation in URP planning

4.2.1.2. Local Community Participation in URP Implementation

Several studies call for active engagement of the local community in any socio-economic development. Participation of the grass-root community at each phase of the URP was emphasized in several empirical evidences (Auriacombe and Meyer, 2019; Esfahani, 2017). There is little evidence on the LCP in the implementation of the URP in Addis Ababa City Administration, especially in the Basha Wolde Chilot area.

This research has attempted to capture the level of LCP in the URP. The pie-graph presented below witness poor participation of the local community in the URP. A further look at figure 4.2 also indicates that about 71.81% of this study respondents said that their participation in the implementation of the URP was either significantly low (53.36%) and low (18.46%). This research has also found that only 3.02% of the respondents reportedly had significantly high participation level in the implementation of the URP.

A study by Tesfaye (2014) has identified four levels and forms of local community participation. These are nominal, instrumental, responsive, and transformative levels of participation. In the

nominal level of participation, the implementing agency sees participation as a means of getting legitimation by showing that they are doing something good while the local community retains some access to potential benefits. The nominal level of participation doesn't allow the local community to take control of important planning decisions that affect their well-being and livelihood.

The local community participation witnessed in this study therefore can be considered as nominal level of participation. On the other hand, the responsive level of participation gives the local community a voice in determining their own development. The implementing agency sees participation as a means of ensuring program sustainability by avoiding local communities' dependency while the local community at the receiving end have the opportunity to influence the management and the shape of that the program takes.

However, the responsive level of participation don't characterize the level of the LCP in the URP of the Addis Ababa City Administration as the local community did not have a substantial control and voice over the management and shape of the URP. The transformative level of participation is quite far from the LCP witnessed in the URP considered for this study. Empowerment and strengthening people's capabilities for decision making and control of actions that affect their livelihood is at the heart of the transformative level of participation that did not happen under the URP in Addis Ababa.

The instrumental level of participation however has some relevance to what has been witnessed in the URP of Addis Ababa. In the instrumental level of participation, the implementing agency sees participation as a means for ensuring cost efficiency where it limits funders input, draw on community contributions and make projects more cost effective. In this level of participation, the community sees participation as a means of achieving cost effectiveness and local facilities. This may characterize the URP considered in this study as the government draws financial contributions from the relocated households' savings.

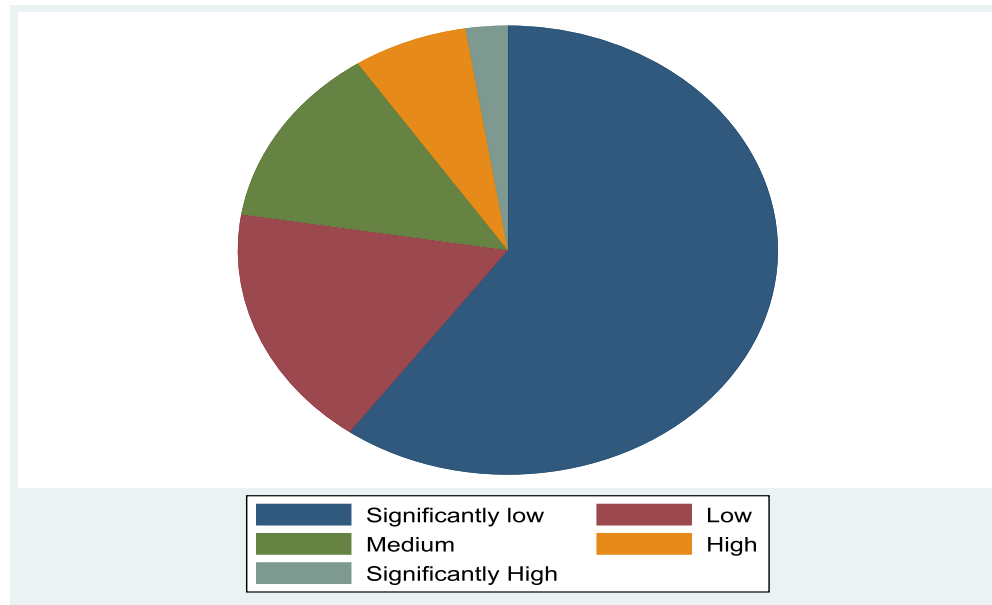


Figure 4.2: Level of Local Community in URP Implementation

4.2.1.3. LCP in the Decision-Making Process

Development projects are also expected to empower the local community in terms of their decision-making power on issues that affect their lives most. Failure to actively engage the local community in the decision-making process of development endeavors will finally end-up lack of sense of ownership of projects (Zewdie et al., 2021). The local community who were relocated from the Basha Wolde Chilot area due to the URP were requested to rate their level of participation in the overall decision-making process of the program.

The pie-chart presented in the figure 4.3 below depicts the insignificant level of the local community participation in the decision-making process of the URP. A glance look at Appendix Table 2 indicates the relocated households' rate that their level of participation in the decision-making process of the URP as either strongly disagree (78.19%) or disagree (11.41%). The IDI (In-depth Interview) made with community engagement officer of the URP in the Arada Sub-city is in line with the respondents' assessment of their level of participation in the decision – making process of the URP. The following is a summary of the IDI made with the client engagement officer who is still serving at Arada sub-city:

The URP was centrally planned by the government of the country. Let alone the local community, the sub-city itself has no control and say over the decisions made. We were only told that the URP was meant to the benefit of the local community. The dwellings under which the citizens live for long time are centrally believed to be inhospitable and inconvenient for the well-being of the community. Thus, we were given new roles and responsibilities of persuading and convincing the community to be relocated in new settlement areas. The organizational set up financial supply for the program was incoherent and it seems to me that the government intention was to make neighborhood change by relocating and dispersing the autochthonous to the periphery of the city. Accordingly, the sub-city has not arranged enough awareness creation campaigns to convince the local community about the URP. We seldom created awareness about the program and the community was not regularly informed about the urban renewal and its consequences as a result of the program. However, important decisions were made by the government that the community is informed after decisions are centrally made. Even the amount of saving the community should deposit to get condo houses is predetermined to be in the proportion of 10/90¹, 20/80, and 40/60. However, the community was allowed to decide the contribution category based on his/her ability to pay. In general, I can say that the contributions were not affordable to most of the community members. On the other hand the housing units that the community gets were by far better than what they had before the relocation. Another aspect is the corruption that was taken place during the URP. Some officials were compensated plot of land and condominiums without having any legal residency at BWC before or at the time of the urban renewal and I am sick inside knowing this and couldn't do anything.

¹ 10/90 refers that the beneficiary contributes 10% of the housing now and 90% will be paid through monthly contribution within an agreed period of time. 20/80 similarly refers that the beneficiary will deposit 20% of the housing cost now and 80% will be paid latter through monthly contributions.

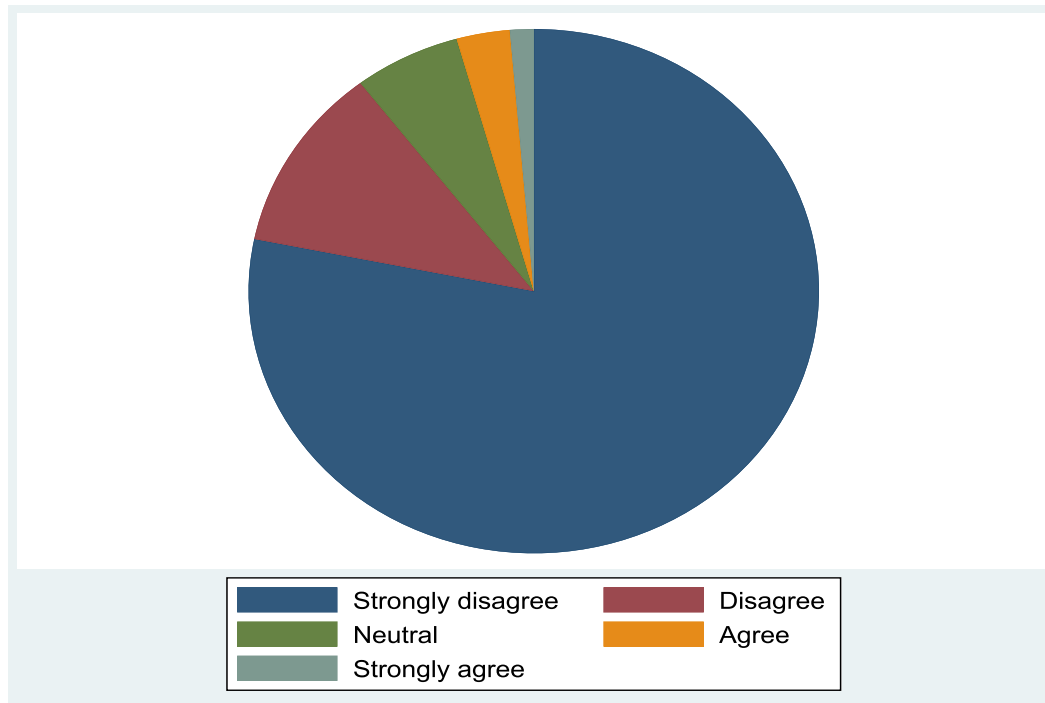


Figure 4.3: Level of Local Community Participation in the Decision-making Process of the URP

The findings presented in this study are quite in agreement with studies made by other authors. For instance, Gezahegn and Jan (2015) argued that the process of planning and implementation of relocation in Addis Ababa inner city slum renewal is not only top-down, but also does not involve the perspectives, needs, and livelihood strategies of the affected local community.

4.3. The Level of Local Community Satisfaction on the URP

Theoretically any development intervention is expected to satisfy the needs of the local community. Urban planners and development projects often, by default, assume that relocation and URPs are always preferable to living in a shanty and congested urban slums (UN-Habitat, 2018; Gunter and Massey, 2020). Whether the relocated households of the Basha Wolde Chilot feel the same way as the assumption of the urban planners and urban development experts is at the center of this study.

Accordingly, as indicated in figure 4.4, the sample relocated households were asked to rate their subjective level of satisfaction on the URP based on a 5 – point Likert Scale where 1 and 5 indicates high level of dissatisfaction and high level of satisfaction, respectively. The yellow bar

represents the proportion of respondents who are highly dissatisfied by the implementation of the URP while the red bar represents the proportion of respondents that are highly satisfied. The emerald bar with a satisfaction level of 4 represent respondents with high satisfaction level while the olive teal bar with a satisfaction level of 3 represent respondents who are neither satisfied nor dissatisfied (neutral) by the implementation of the URP. Similarly, the brown bar with a satisfaction level of 2 represents respondents who are dissatisfied due to the implementation of the URP.

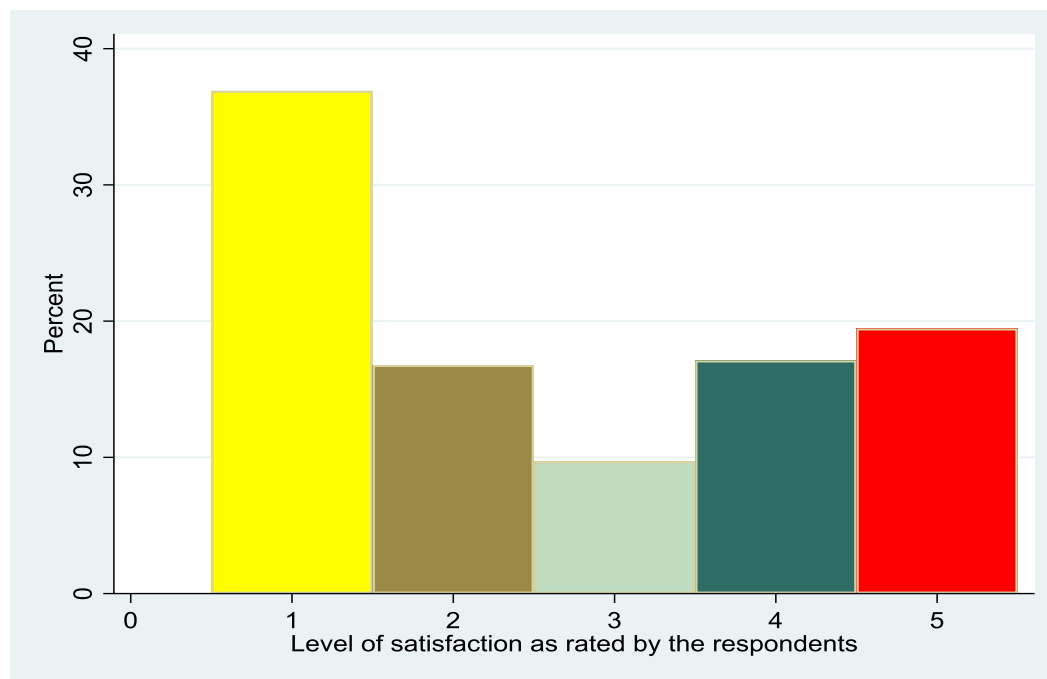


Figure 4.4: Proportion of respondents in terms of their level of satisfaction

The frequency distribution of respondents based on their own reported satisfaction level due to the implementation of the URP is summarized and presented in the Appendix Table 3. From the same Appendix Table, it can be inferred that about 53.69% of the relocated households were either highly dissatisfied (36.91%) or dissatisfied (16.78%) due to the implementation of the URP. However, about 17.11% and 19.46% of the respondents were reported to be satisfied and highly satisfied, respectively. In a nutshell, the findings made clear that relocated households are not uniform in terms of their satisfaction level. This finding was also supported by other empirical findings.

For instance, Gebre (2013) and Palizi (2016) found that the lack of an appropriate valuation process for the loss of property and renovation costs on the original dwellings before the implementation of relocation are major causes of local community dissatisfaction. The same explanation can be adopted for the highest level of dissatisfaction witnessed in this study. From the current findings, despite the irreplaceable contribution of the local community participation in bringing successful and sustainable urban development, this did not happen in the URP of the Addis Ababa city administration. The following case study is however against the dissatisfaction reported by the relocated households:

We used to live in precarious, dirty, shanty urban slums before the relocation. Even these dirty and shanty houses were owned by the government for which we pay affordable rent. I'm highly satisfied by the implementation of the URP. I had a rented precarious house. The URP makes me a house owner.

4.4. Existing Policies, laws and regulations for the Urban Renewal Program

Urbanization in Ethiopia is near 20% with the least urbanization rates even by Sub-Saharan Africa standards. However, the annual urbanization growth rate (over 4%) can be considered as one of the fastest in the world (CSA, 2014). In the urbanized areas of the country, the majority of houses were constructed using mud and wood and 54% of them are considered as row houses by the construction standard, and more than 40% lack basic services like toilet, proper kitchen, and potable water. URPs being implemented in the inner-city of Addis Ababa are criticized to be unlawful and politically motivated (UN – Habitat, 2007).

Thus, it is vital to see the policy and the regulatory frameworks pertinent to the URP to get deeper understanding of the program and the local community participation. There is no direct legal or regulatory policy or policy framework on the subject matter of urban renewal programs in the country. However, it is necessary to see the regulatory frameworks from related laws and regulations like the famous and still legally binding proclamation No. 47/75, the current constitution of the Federal Democratic Republic of Ethiopia, the urban development policy, and other related laws.

4.4.1. Proclamation No. 47/1975

The prime objective of this proclamation looks providing legitimacy to the government ownership of urban lands and extra-urban houses that facilitates, building urban areas on the basis of careful planning and study in order to utilize the resources of cities in an economical manner and to improve the conditions of urban centers. The proclamation in article 11 sub-article 1 stated that any person or family may own only a single dwelling house in any urban area of his choice. It also makes a decree in article 13 sub-article 1 that all extra houses within the boundaries of a municipality or town shall, on the effective date of the proclamation, be government property.

Rental houses were given to the kebele (or dweller association) for administration, but having cut rent by as much as 70 percent, and passing all revenue to the central government, there was not much left for maintenance and construction. As a result, half of the kebele houses, accounting for 40 percent of the total housing stock, need replacement. The government still owns all land and rental units, and rents remain unchanged (UN-Habitat, 2008). A number of interventions attempts have been carried out by the city government of Addis Ababa to ameliorate the situation using urban renewal projects by clearing inner city old neighborhoods (Erena, D. et al. 2017).

4.4.2. The Constitution of the Federal Democratic Republic of Ethiopia

Articles that have direct relationships and relevance to urban renewals and public participation in the constitution are described as follows:

- Article 44/1. All persons have the right to a clean and healthy environment;
- Article 43/4. The basic aim of development activities shall be to enhance the capacity of citizens for development and to meet their basic needs;
- Article 44/2. All persons who have been displaced or whose livelihoods have been adversely affected as a result of state programs have the right to commensurate means of compensation, including relocation with adequate state assistance;
- Article 40/2. ‘Private property’, for the purpose of this Article, shall mean any tangible or intangible product which has value and is produced by the labor, creativity, enterprise or

capital of an individual citizen, associations which enjoy juridical personality under the law;

- Article 40/7. Without prejudice to the right to private property, the government may expropriate private property for public purpose subject to payment in advance of compensation commensurate to the value of the property;
- Article 40/3. The right to ownership of rural and urban land, as well as of all-natural resources, is exclusively vested in the state and in the peoples of Ethiopia;
- Article 51/5. The federal government shall have the powers and functions to enact laws for the utilization and conservation of land and other natural resources, historical sites and objects and;
- Article 52/2d. The states shall have the powers and functions to administer land and other natural resources in accordance with federal laws.

It can be seen from these related articles of the constitution that the document has given more attention and decree to urban renewal programs. The constitution gives the right for citizens to live in a clean and healthy environment on the one hand and the renewal of decayed urban centers on the other. In the course of the renewal process citizens are subject to proper payments compensation commensurate to the value of the property. The constitution is also stated in an explicit term that the primary aim of any development is not only to change city structure but also to the improvements of mainly the livelihoods of citizens that benefit them. In this regard, the constitution can be regarded as exhaustive and thorough, in its standard, in addressing urban renewal issues despite its lack to lay down public participation issues in renewing cities.

4.4.3. Urban Development Policy

The main objective of the urban development policy, according to the document, is to enable urban centers to be development centers in bringing national economic and rural development. The policy has some core principles to:

- Bring development through urban-urban and urban-rural linkage;
- Bring about a balanced and decentralized urbanization trend for their administration and development;
- Make urban development the center for poverty alleviation and;

- Participate the public in development activities, make public movements in sustainable urban development and good governance, and strengthen the will of the public and urban leadership for integrated development and;
- Construct low cost houses in an integrated manner to avoid the segregation any residents of a given city.

The policy in section 4.2.3 indicated that the main role of a city administration should be to facilitate and support the public at large to self-renew its decayed urban neighborhood and provide urban infrastructure and social services for the renewal programs. It also showed that any urban renewal should be done in accordance with the Local Development Plans (LDPs) and the policy gave a direction on how to engage the public through local public participation in the urban renewal programs. Therefore, it can be concluded that the urban development policy of the federal democratic republic of Ethiopia has already given much emphasis to the public participation of the local people.

4.4.4. Urban Land Development and Management Policy

The policy document in section 2.1.2.6 showed that the decayed part of urban centers amounts to more than 60% and out of which 70% of them live below the poverty line. Therefore, the aim of any urban renewal, according to the policy document, should follow strict rules in alleviating absolute poverty of the public and be subject to the benefit of the urban people. The policy mainly indicated that urban renewal programs should:

- Make active public participation and engagement mandatory for the benefit of the people;
- Have clear and strong structural organizations;
- Aware the public about any urban renewal programs and projects before approving them by the city administrations and;
- Practice public private partnership in alternative strategies and finances.

This document, of all other policy and regulatory documents, has incorporated broader stakeholders' engagement and public participation principles that whenever there are renewal programs the main beneficiary of these packages should be the poor people living in the area, and their engagement and active participation is vital for the success of the projects. However, in

the process of renewing the decayed part of the city center, the policy seems to ignore the fundamental rights of the poor for in-situ redevelopment schemes and it is short of a mandatory decree to make the poor beneficiary of trickle-down economic development.

4.4.5. Proclamation 574/2008

It is a proclamation to provide for urban plans. It is a proclamation aimed to the proliferation of unplanned urban centers; create a favorable condition for public and private stakeholders to fully participate in the process of urban plan initiation, preparation and implementation on the basis of national standards and; to regulate the carrying out of development undertakings in urban centers, contemplated both by public and private actors so that they will not be detrimental to the general well-being of the community as well as the protection of natural environment.

According to the proclamation urban renewal is defined as an undertaking aimed at improving the living and working environment in an urban center through fully or partly removing dilapidated, blighted or derelict structures in an urban center. Urban renewal shall be planned and executed depending on a specified spatial frame indicated in the structure and local development plans with sufficient justification and the residents of an area where urban renewal is to be carried out shall be informed and consulted prior to the implementation of the renewal. Therefore, it can be considered that the proclamation emphasized, in a comprehensive manner, the need and relevancy of public participation and engagement for urban renewal programs and projects.

4.4.6. Other Proclamations

Proclamation 455/2005: It is a proclamation to provide for the expropriation of land holdings for public purposes and payments of compensation. According to the proclamation:

- Article 2 sub-article 1 stated that compensation means payment to be made in cash or in kind or in both to a person for his property situated on his expropriated landholding.
- Article 7 sub articles 1 and 2 indicated that a landholder whose holding has been expropriated shall be entitled to payment of compensation for his property situated on the land and for permanent improvements he made to such land and; the amount of

compensation for property situated on the expropriated land shall be determined on the basis of replacement cost of the property.

- An urban landholder whose landholding has been expropriated under this Proclamation shall paid a displacement compensation equivalent to the estimated annual rent of the demolished dwelling house or be allowed to reside, free of charge, for one year in a comparable dwelling house owned by the urban administration.

This proclamation has a positive impact on setting the minimum amount payable to the relocated people that is expressed in any way may not be less than the current cost of constructing a single room low cost house in accordance with the standard set by a city administration or concerned region. It has also stated in a positive way that an expropriated land holder under the proclamation has the right to be provided with a plot of urban land, the size of which shall be determined by the urban administration, to be used for the construction of a dwelling house as well as a displacement compensation cost equivalent to the estimated annual rent of the demolished house. A person displaced due to urban renewal program has also a right to be entitled to a substituted plot of land free of any land lease payment.

However, the relocated people have faced so many challenges due to the urban renewal project that can be expressed in terms of monetary and moral values. According to the Land Lease proclamation No. 721/ 2011 the time limit for the completion of a small construction projects is up to twenty-four months or two years plus six months for the preparation and approval of house plans for the construction. A one-year rental displacement compensation cost pay for the relocated households in due course of the project shouldered a huge burden on the relocated people that can be considered as a contradiction to the core principles stated in the urban development and; urban land development and management policies.

Another aspect of the proclamation refers the amount of compensation payable for the property situated on the expropriated land shall be determined on the basis of replacement cost of the property replaced to the same condition. It also referred that the compensation should not be less than the current cost of constructing, to the minimum, a single room low cost house in the land provided by the city administration. Any relocated people, in the process of any development, should not suffer or face substantial economic or social capital loss.

The constitution of the federal democratic republic of Ethiopia defined property beyond tangible construction matters on the land. Nevertheless, this proclamation has narrowed it to only the construction materials on the expropriated land and the compensation be payable only for the materials on the relocated site. Not a single respondent in the questionnaire said the compensation is enough to build the minimum standard house and it far less for the construction cost. Some of the relocated people build their houses with the help of local and foreign relatives and expressed their anger on the compensation amount and relocation process and some of them are still live in substandard housing units to date.

Figure 4.5: BWC before the renewal



Source: Google earth (2022)

Figure 4.6: BWC during relocation



Source: Google earth (2022)

4.5. Effects of the URP on the livelihood of the local community

Global experiences from urban renovation and renewal programs have indicated that their implementation often tend to bring certain desired and undesired livelihood and environmental effects. Few empirical evidences have documented the short-term effects and the long term socio-economic, demographic, livelihood, environmental, and political impacts produced as a result of URPs (Sascha, 2016; Pastak and Kahrik, 2015, Tesfaye, 2014). One of the objectives of this study is to investigate the livelihood effects of the URP implemented in Addis Ababa City Administration, with a particular emphasis on the relocated households from the Basha Wolde Chilot area. The following sub-headings deal with the effect of the URP on the living quality and annual income of the respondents.

4.5.1. Effects on Physical Capital

Improving the living quality of citizens in terms of creating access to affordable housing with sufficient rooms and ventilation, separate bed-rooms, kitchen, sanitation, and toilet facilities, pure water and electricity supply are part of most pro-poor urban intervention programs. However, implementations of the URPs sometimes contribute to the deteriorating quality of life rather than improving the living quality of the community (Mintesnot, 2020; Lai, et.al, 2018; Gabriel, 2013). This study aimed at assessing the effect of the URP on the living quality of the community relocated to the different peripheries of Addis Ababa from the Basha Wolde Chilot area. The study has assessed the effects of the URP in terms of different living quality indicators that are presented in the subheadings below.

4.5.1.1. Effects on the Number and Quality of Dwelling Rooms

The claimed benefits of the URP in terms of improving the quality of life of the relocated households are mere speculation of the implementing government than empirically grounded. To clarify the speculated impacts of the URP this study has surveyed the relocated households from the Basha Wolde Chilot of Arada sub-city.

The findings from this study have shown that relocated respondent's quality of life after the URP exhibited positive effects on the resident's subjective quality of life. With the intention of capturing the impacts of the URP in terms of its impact on the living quality of the relocated

local community, respondents of the study were asked about the number of dwelling rooms before and after implementation of the URP. And it is found that the number of people with just a single room were 22.2% higher before the relocation than after the relocation. The fewer number of people with a single room after the relocation implies the fact that the URP has helped the LCP to have more numbered rooms.

Similarly, the proportion of the local community with two rooms is 18.5% higher after the relocation than before the relocation indicating the fact that the URP has created housing access with additional rooms. However, as can be observed from the table 4.5, the URP did not increase the number of rooms for respondents who had room number higher than four. This is mainly due to the fact that the condominium housing construction due to the URP did not construct houses with more than three rooms. The implementation manual of the URP also clearly stated that its objective is to create access to affordable houses for the bottom poor community that constructing houses with several rooms is not a priority (URP Implementation Manual, 2009).

Table 4.5: Proportion of Respondents by the number of rooms before and after implementation of the URP

Number of Rooms	Number of Respondents	
	Before Relocation	After Relocation
1	162 (54.4%)	99 (33.2%)
2	76 (25.5%)	131 (44.0%)
3	51 (17.1%)	52 (17.4%)
4	8 (2.7%)	15 (5.0%)
5	1 (0.3%)	1 (0.3%)
Total	298 (100%)	298 (100%)

Source: Own Survey (2022)

Discussants who participated in the FGDs have also confirmed that the numbers of dwelling rooms are increased for most of the relocated households. Most of the households that had a single room before the relocation now have houses with two or three rooms. Every relocated household was entitled to own a housing unit with a greater number of rooms than they used to own before the relocation. However, few households that had greater than four rooms before the relocation are now forced to have smaller number of rooms because the URP did not support them. A similar finding was found in other studies. For instance, (Cheung and Leung, 2008) have shown that the URPs have helped people to have a greater number of dwelling rooms. Findings

of this study have also demonstrated that it is not only the number and size of the dwelling rooms, but the quality of rooms after the relocation is perceived to be excellent.

4.5.1.2. Effects on Access to toilet Facilities

To see the effect of the URP on the living quality of the study respondents, the relocated households were interviewed on their access to toilet facilities before and after implementation of the URP. All respondent households confirmed that they have a separate access to toilet facilities after the relocation. However, a good number of the study participants (208 or 69.8%) reported that they had access to a shared toilet facility before the URP. Figure 4.7 indicates the frequency distribution of respondents in terms of their access to toilet facilities before the relocation. A closer look at the figure indicate that almost 30% of the households had no any access to toilet facilities (44 or 14.8%) or had a communal or shared toilet facility (46 or 15.4%).

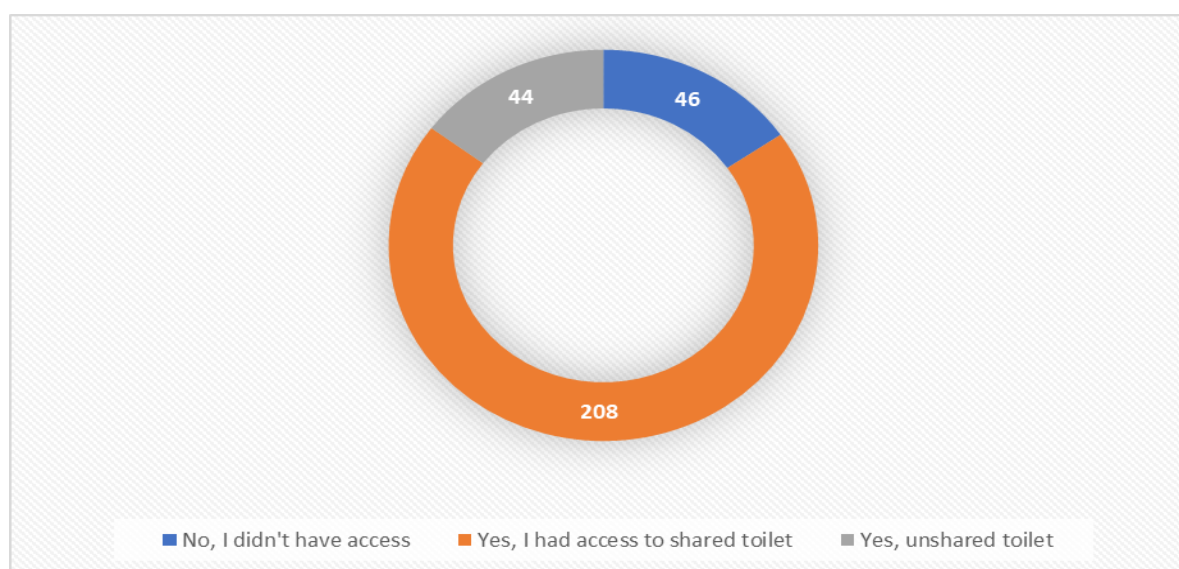


Figure 4.7: Frequency Distribution of respondents by access to toilet facilities before the URP

The key informants of this study made clear that the URP has enabled them to have a separate and clean toilet facility. The shared toilet facility before the relocation was reported to be dirty and toilet management was difficult due to the inherent problem of commonly owned public facilities. The toilet facilities before the relocation often become full of wastes within short

period of time due to the fact that everyone makes use of them. The community has no incentive to keep the toilets clean because the toilets have been shared that no one has owned it.

4.5.1.3. Access to Kitchen Facilities

Household access to separate, convenient, well ventilated, smoke-reducing, and clean kitchen facilities is an important indicator for better quality of life. Having a ventilated kitchen facility separated from dwelling and bed-rooms reduces smoke induced respiratory diseases. Respondents of the study were interviewed about their ownership status of kitchen facility along with the quality of the kitchens before the implementation of the URP. The finding is summarized and presented in table 4.6 below.

Though few respondents who were relocated to another kebele houses complain about the quality of the kitchen facility, all other respondents of the study have reported that they get access to kitchen facility after the relocation. The finding indicates that about 223 (77.2%) of the respondents either had no any kitchen facility (82 or 27.52%) or had a communal kitchen (141 or 47.32%) before the relocation. It is found that only 25.17% of the households had a kitchen facility before the relocation. Generally, it can be concluded that the URP has improved households' access to the kitchen facility.

Table 4.6: Frequency Distribution of respondents based on different house facilities before the URP

Ownership status	Toilet Facility		Kitchen Facility		Water supply		Electricity	
	Freq.	Percent	Freq.	Percent	Freq.	Percent	Freq.	Percent
No, I didn't have any access	46	15.44	82	27.52	91	30.54	19	6.38
Yes, I had access to shared facility	208	69.8	141	47.32	152	51.01	125	41.95
Yes, I had access to unshared facility	44	14.77	75	25.17	55	18.46	154	51.68
Total	298	100	298	100	298	100	298	100

Source: Own Survey (2022)

Respondents of the study also indicated that the URP has benefited them not only in having a cooking kitchen, but they also admired the quality of kitchen in terms of room width, ventilation, and energy consumption. A marked proportion of the relocated households (74.83%) had either no kitchen (27.52%) or had a shared kitchen (47.32%) before the relocation. This has compelled

them to work during the nights when the kitchen will be free to cook. They also complain that their kitchens before the relocation were dirty and have no chimneys that make them vulnerable smoke – induced respiratory and lung diseases. Lack of access to the kitchen facility was also reported to cause economic loss due to the fact that they will be forced to purchase edible food items that otherwise would be cheaply cooked at home.

4.5.1.4. Effects on Access to Water and Electricity Supply

Access to pure water, sanitation, and electricity are important indicators for better quality of life. Dwellings after the relocation reportedly have access to pure piped water and electricity. The study has interviewed sample households about their access to pure water before the relocation. The result turned out that a noticeable portion of the households (81.54%) had no any access to piped pure water (30.54%) or they had access to shared pure water (51.04%). The respondents appreciate the benefits they have enjoyed in terms of their access to pure water as a result of the URP. However, they have complained that the water supply is quite intermittent and non-dependable that they have to sometimes wait for the water for several days and weeks. Sanitation often becomes difficult due to this lack of water.

Similarly, respondents of the study indicated that the URP has improved their access to electricity supply. The relocated households have said that they had been using alternative energy sources such as fire wood and charcoal for cooking before the relocation. A marked number of people (48.32%) indicated that either they had no any access to electricity (6.38%) or they had access to electricity informally shared from neighbors (41.95%). Though the URP has benefited the relocated households to have access to electricity, they have complained the frequent power shut-down and costs of electric charge.

4.6. Overall Effects of the URP

The findings presented so far paint a clear picture as far as the level of LCP in the URP is concerned. Besides, the findings indicate the effects of the URP on the physical and financial capitals. Here, the researcher tried to capture the effect of the URP on the five forms of capital including the social capital, human capital, natural capital, financial capital, and physical capital. Key actors involved in the implementation of the URP such as administrators, urban planners,

community elders, organizing committee members, and 10 individuals selected from the relocated households were asked to rate the URP on a 100-point scale in terms of its effect on the five forms of capital. The result of their rating was then presented on five – points polygon chart presented below on figure 4.8.

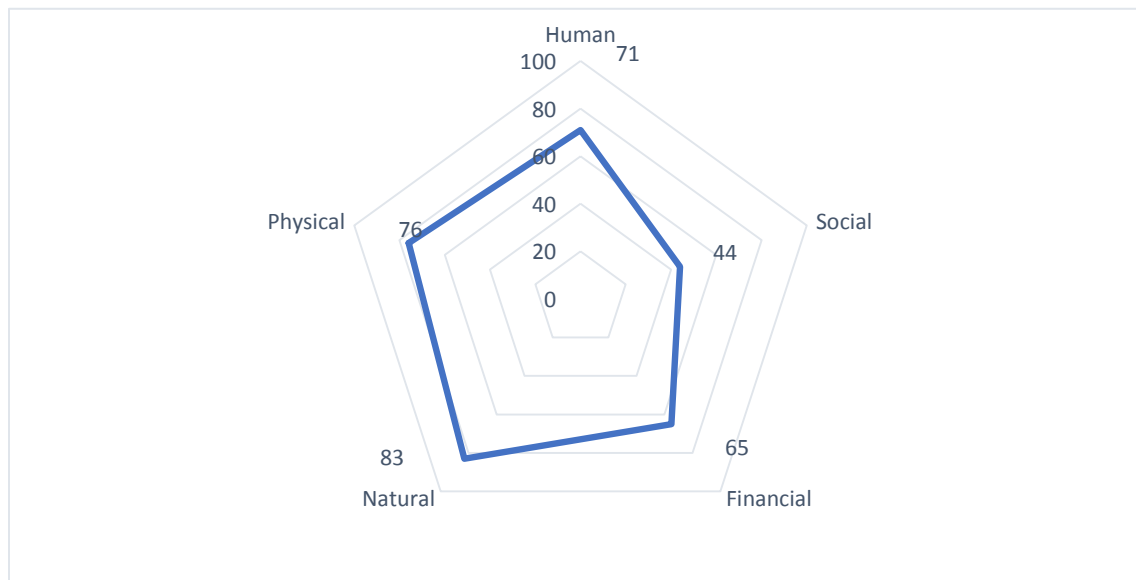


Figure 4.8: Five-point Polygon Chart indicating the Effect of the URP

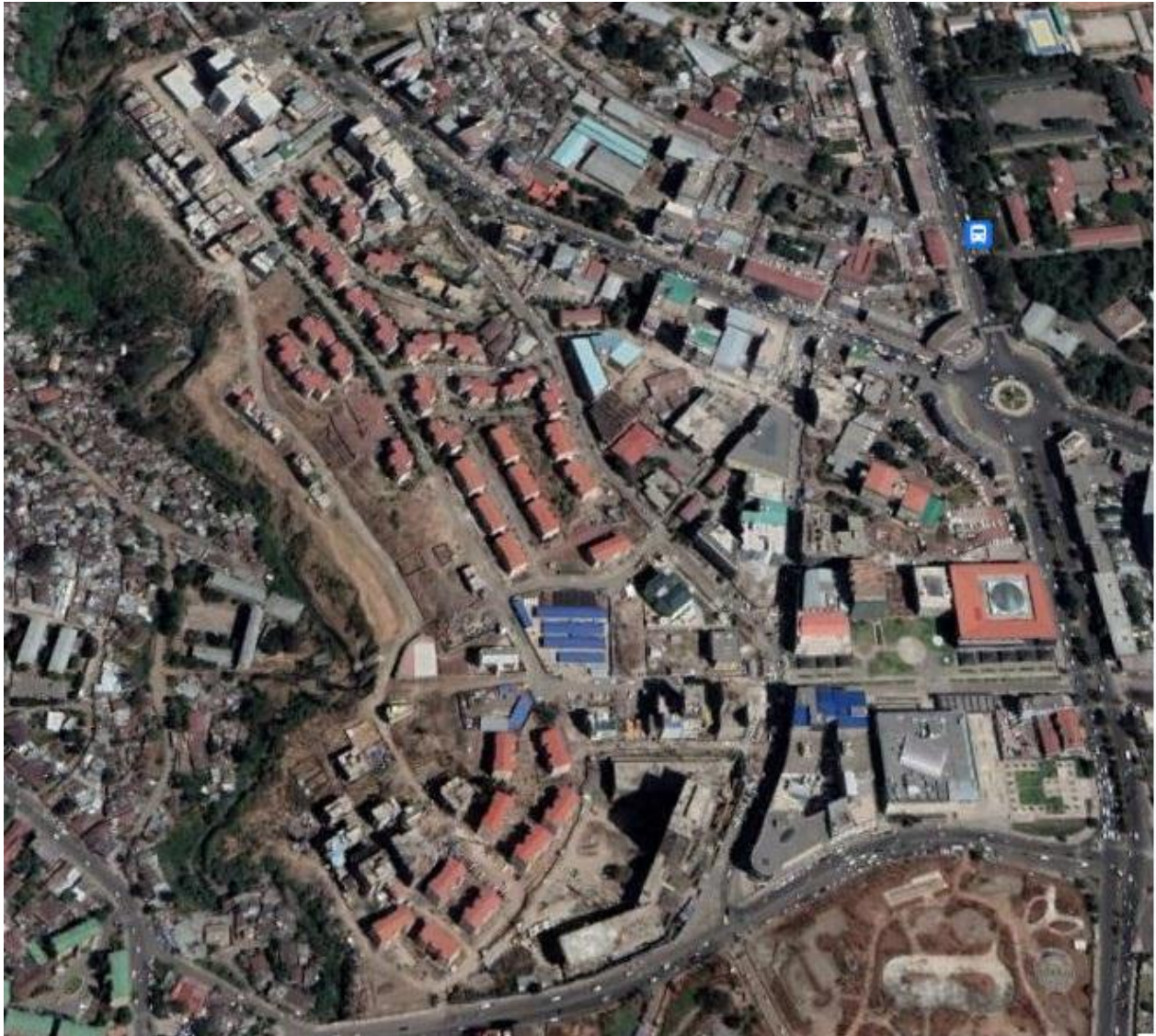
The five-point polygon presented above indicates the URP results in better physical and natural capital reaching a score of 89 and 83 respectively. The URP had reportedly least positive effect on the social capital of the relocated households. Respondents confirmed that the relocation process has eroded the intimate relationship they had with their neighbors and friends. It is reported that the relocated households have lost their old friends and long-established relationship. Besides, the URP has produced relatively better financial gains. In general, the URP has perceived to bring better material blessing at the expense of mental and social blessings.

Figure 4.9 BWC during Reconstruction



Source: Google earth (2022)

Figure 4.10 BWC now



Source: Google earth (2022)

5. CONCLUSION AND RECOMMENDATION

5.1. Conclusions

This thesis assess the level of LCP (Local Community Participation) at different stages of the URP (Urban Renewal Program) implemented in Addis Ababa City Administration with special emphasis on the relocated households from the Basha Wolde Chilot area of the Arada Sub-city. It also examines the outcomes of the URP on the living quality and the livelihood situations of the relocated sample households.

Employing a mixed data collection and data analysis methods, this thesis also examines the benefits, satisfaction levels, and challenges as a result of the URP implementation based on the views of the relocated households. The data for the study was collected by employing a blend of different qualitative and quantitative data collection methods including KIIs (Key Informants Interview), FGDs (Focus Group Discussions), IDIs (In-depth Interviews), case studies, and structured interviews and questionnaires. The gathered data was analyzed using descriptive statistics and qualitative methods.

The empirical findings indicated that the level of LCP was quite minimal at all stages of the URP implementation. Results of the study made clear that the relocated households had little control and voice in the planning and implementation of the URP. Decisions that affect their livelihood, long-held co-existence, traditions, and way of life were centrally made by the government. The relocated households reported that they were informed and sensitized about the URP after decisions are centrally made by the government.

The relocated households were interviewed whether the URP was implemented based on their consent or not. A substantial portion of the relocated households (71.48%) reported that the URP was implemented against their consent. Therefore, it can be concluded that the LCP during the implementation of the URP was that of nominal where the government tries to maintain its legitimacy by keeping them informed that it is doing something good while the community retain access to housing unit benefits. The local community has no power to shape the way the URP was implemented and its overall management. The URP did not give the local community a voice in determining their own development.

The empirical findings also demonstrate that although some relocated households benefited in terms of an improved quality of new houses, the URP has negatively affected their way of life. For instance, it was found that the relocation, on average, has increased their travel time to the nearest open public market by 4.3 kilometers. Similarly, it was also found respondents of the study on average travels about 20.4 kilometers to reach to their work place after the relocation while they used to travel only 12.86 kilometers before the relocation. This means that the relocation has increased the number of travel kilometers by extra 7.55 kilometers.

Among others, the relocated households have also experienced increasing cost of travel, loss of economic opportunities acquired from long years of co-existence, loss of job, narrow job opportunities and isolation from a well-established social group in the inner city. However, the URP has also benefited some of the relocated households in terms of having their own houses with improved quality housing units. It was found that some of the local community quality of life in terms of access to safe and pure water, kitchen facility, toilet, and electricity has improved due to implementation of the URP.

5.2. Recommendations

The following recommendations are made based on findings of the study:

- Addis Ababa has witnessed a massive expansion to its peripheries in due to the URP. The URP is still under implementation and is expected to continue due to the need of the government to generate revenue by attracting commercial investors at the expense of the local community in the inner city. This need for investment coupled with the ever-growing population and in-migration, the demand for housing is likely to grow in the days to come.

From findings of this study, it is therefore, strongly recommended that future URPs should highly consider in-situ relocation schemes without relocating the local communities who have strong preference to stay in the inner city. Doing so is likely to attract positive investment while supporting the socio-economic development of the local community by maintaining their social fabric and cultural identity.

- The level of LCP at all stages of the URP was found to be nominal and its implementation was supply-driven and it was made beyond their control and full

consent. Future URPs are recommended to be participatory, transparent, and demand-driven. The local communities that are going to be relocated should be involved at all stages of the URP and should be given realistic information about the benefits and the options for relocation.

This study therefore strongly recommend that future URPs must be non-nominal, responsive, and transformative in terms of the level of local community participation. Changing the level of the LCP from nominal to responsive and transformative levels of participation will empower people and strengthen their capabilities for decision-making and action. It will also give people a voice in determining their own development and manage the activities of the URPs.

- Moreover, this study highly recommends URPs pluralism. The process of URPs should be conducted in stages, with the involvement of the residents, allowing time for some new housing to be constructed, both in the areas to be demolished and in alternative nearby locations, thereby also avoiding excessive disruption to the social and economic life of city residents.
- The URP has detached the local community from their long-held businesses and job opportunities that negatively affect their livelihoods. This study strongly recommend that future URPs must include the implications of relocation on the lives and livelihood opportunities of the local community. It is also strongly recommend that future URPs and interventions must create robust linkages between housing, transport services, market services, public facilities (schools, health posts, recreation and play grounds, etc.) and employment opportunities.

Doing so will specifically be helpful for the bottom-poor local community whose livelihoods is highly dependent in the informal sector and small businesses which may not be available in newly relocated areas outside the inner-city. Preparation of Structure Plans (SP) and Local Development Plans (LDPs) should consider incorporating land uses and sites for pro poor housing units that may help the underprivileged people not impacted by the URPs too much.

- Policies, procedures, strategies and implementation manuals do have strong influence on the participation of the local community in the implementation of urban improvement interventions. Different policies, strategies and proclamations of the country mention the

LCP and URP intermingled together with other issues and URPs are implemented without a coherent housing or urban renewal policy and/or strategy.

Therefore the study highly recommends that urban renewal and housing issue of cities and towns in the country in general and Addis Ababa in particular need policy attention from the government to alleviate the problem in the sector. Structure Plans (SP) and Local Development Plans (LDPs) as well as their subsequent reports should also consider indicating the process of extensive Local Community Participation (LCP) and the steps to be taken from the start to finish on URPs.

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Appendix

QUESTIONNAIRE

Dear respondent,

Thank you in advance for your willingness in filling this questionnaire voluntarily. The aim of this survey is to engage solely on the collection of relevant data for graduate study research paper entitled 'The Level of Local Community Participation and the Livelihood Effects of the Urban Renewal Program: The Case of Relocated Households at Basha Wolde Chilot in Arada Sub-city, Addis Ababa'. In this study the researcher tries to identify the role and assess the level of the local community participation of the renewal program on the relocated people. So, filling all the questions in the questionnaire and providing reliable, accurate and sound response will determine the quality of the research so that it will help other urban renewal programs done properly which will reduce future sufferings of the inner-city residents. The information you provide being sought for academic purposes and shall be kept strictly confidential.

Thank you again.

General Guideline

- No need of writing your name.
- Put the correct preference on the space provided for question required your choice.
- Write the truthful and honest answers on the space provided that needs your personal opinion.

I. Household Characteristics (Displaced people)

- 1) Gender of the household head
1. Male 2. Female
- 2) Age of HH head
1. Up to 25 2. 26-35 3. 36-45 4. 46-55 5. Above 56
- 3) Address - Sub-city Woreda
- 4) Marital Status
1. Single 2. Married 3. Divorced 4. Widowed
- 5) Household Size Female Male Total
- 6) How many neighbors are now living around?

II Educational status

- 7) Educational status of the household head

1. Up to grade 8 2. From 8-12 3. Vocational school graduate 4. College diploma
5. University graduates and above
- 8) Total number of children in school age
- 9) Are the children attending school at the former place?
- 10) What kind of educational facilities have you had at the former place?
 1. Government school 2. Public school 3. Private school 4. Religious school
 5. Missionary school
- 11) What kind of educational facilities you have at the current place?
 1. Government school 2. Public school 3. Private school 4. Religious school
 5. Missionary school

III Economic situation

- 12) Employment of the household head
 1. Government employee 2. Employee of private organization 3. Private employee
 4. Employee of NGO 5. Pensioner 6. Other
- 13) Household monthly income
 1. Below Br. 1000 2. 1000-2000 3. 2001-5000 4. Above 5000
- 14) After the relocation the monthly income.....
 1. Decreased 2. Increased 3. The same
- 15) How much is the income change
- 16) After relocation work place change
 1. Yes 2. No

IV. Housing conditions

- 17) What was your house ownership status before you were relocated / resettled in the current house?
 - 1) Self-ownership
 - 2) Family ownership
 - 3) Rented from government
 - 4) Rented from private owners
 - 5) Roommate (Debal)

6) Others

18) If you were not a house owner at the previous location (BWC), what was your relationship with the house owner?

1=Household Head 2=Spouse (husband/wife) 3=Son/daughter of the house owner
4=Grandson/daughter of the house owner 5=Father/mother 6=Uncle/ant
7=Brother/sister 8=Friend 9=Nephew/Niece 10=Brother/Sister in law
11=Boyfriend/Girlfriend 12=Domestic worker 13=Renter 14=Unrelated
(other)

19) How much was the average house rent per month that you use to pay before the relocation/resettlement? _____ Ethiopian Birr.

20) How many family members were there in the household before the relocation/resettlement?

21) On average, how many hectares of land did you have before the relocation/resettlement?
_____ m².

22) How long have you been living at the former location?

23) How long have you been living at the new location?

24) Did you have the following facilities in your prior residential area (BWC)?

Sl.No.	Facilities	Ownership status		Type of ownership	
		1 = [Yes]	0 = [No]	1 = [Self]	2 = [Shared]
1.	Kitchen				
2.	Water supply				
3.	Electricity				
4.	Toilet				
5.	Fence				
6.	Parking place				
7.	Garden				
8.	Children play ground				
9.	Verandah				
12.	Other facilities, specify				

25) Have you been detached from your previous neighbors in the new area?

26) Did you get enough compensation during the relocation process?

1. Yes 2. No

27) If the answer is No with a complaint, did you get appropriate response?

1. Yes 2. No

28) Decision Making Process

28.1 Which of the URP did you participated?

1. In the planning process
2. In the relocation process
3. Replacement of plot of land
4. Condominium site location
5. No participation

28.2 Were you allowed to make decision in the relocation process from your previous settlement (BWC)?

1. Yes 2. No

28.2.1 If yes, at which stage of the URP have you participated?

1. Planning stage
2. Implementation stage
3. Post – implementation stage

28.2.2 In which of the following issues you were allowed to make decisions?

1. Compensation amount
2. Site/location choice
3. Type of resettlement (House Replacement, Condominium, Land)
4. Number of rooms and house size
5. Amount of payment and savings
6. Time of relocation/resettlement
7. Type and amount of facilities in the new house
8. Infrastructure required in the new settlement
9. Neighbors choice

10. In situ relocation
11. No participation
12. Others

28.2.3 What was your level of participation in the decision-making process of the URP?

1. Significantly low
2. Low
3. Medium
4. High
5. Significantly high

28.2.4 What type of participation did you have in the implementation of the URP?

1. Consulted but did not make any decision
2. Consulted and make decision
3. No consultation and no decision

29) Which member of the family made decision in the relocation/resettlement process?

1. The household head (Husband or wife)
2. Husband and wife (In consultation)
3. Children
4. Other family members/relatives

30) Was the relocation/resettlement process transparent, faire, and democratic? Would you please tell us your own perception and subjective judgment about the implementation of the URP on the following five-point Likert scale [5=Strongly Agree, 4=Agree 3=Neutral 4=Disagree 5=Strongly Disagree]

S1.No	Perception statement	Subjective judgment (Perception)				
		5	4	3	2	1
1.	I was aware, consulted, and given sufficient information about the program.					
2.	My suggestions were included in the URP					

3.	I had the right to withdraw from the program and stay at my prior house					
4.	I had the right to choose the location of the new houses					
5.	I had the right to choose the number of rooms in the new location					
6.	The lottery method was transparent					
7.	The lottery method was fair					
8.	I was forcefully relocated					
9.	There was sufficient support to help us adapt to the new living conditions after the resettlement/relocation					
12.	The new resettlement sites do have better urban characteristics					
13.	The URP has affected my social and cultural practices (Equib, Iddir, Mahiber, Senebete, coffee ceremony, etc)					
14.	There are enough public facilities in the new location					
15.	I was given sufficient time to move to the new settlement areas.					
16.	The level of public participation was satisfactory					
17.	There was good Grievance Redress Mechanism					
18.	Is the URP deserve your relocation					

31) How much do you think you could get per month, if you were to rent out this dwelling?.....

32) How much do you think you could get per month, if you were to rent out the former dwelling?.....

33) Describe the type of house you live in

01=Condominium

02=Villa

03=Apartments

04=Kebele housing

05=Agency for the Administration of Government Houses 06=Service quarters

07=Informal housing

08=Other

34) What is the main material used for the walls of the main dwelling?

01=Plastered and painted

02=HCB wall

03=Stone Only

04=Brick Only

05=Iron (Lamera) or CIS 06=Container 07=Mud and wood 08=Traditional 09=Chip

wood, Asbestos or Bamboo

10=Plastic

11=Other, specify

35) How do you rate the existing housing condition in relation to your housing situation at BWC? (Use the housing conditions presented in the table below to rate the current housing condition)

Sl.No.	Housing Conditions	Rating scale				
		Excellent (5)	Very good (4)	Good (3)	Poor (2)	Very Poor (1)
1.	Number & quality of rooms					
2.	Kitchen size & quality					
3.	Water supply					
4.	Electricity					
5.	Toilet quality					
6.	Roof quality					
7.	Floor Quality					
8.	Physical distance from work place					
9.	Physical distance from business centers (markets, shops, molls,)					
10.	Physical distance from private social service providers (transport, banks, health posts, schools, etc)					
	Physical distance from public service providers (Courts, police stations, kebele administrations/municipality, schools, health posts,					
	Physical distance from relatives and friends					

Focused Group Discussion (FDG) Checklist

- 1) How do you characterize the overall preparation and implementation process of the urban renewal program at BWC?
- 2) How do you examine and describe the public and stakeholders participation of Basha Wolde Chilot urban renewal program?
- 3) Do you think the urban renewal program deserves your relocation?
- 4) What were the impacts after the relocation?
- 5) Who are the winners and losers in the urban renewal program?
- 6) Did you ask for in-situ relocation schemes? What was the response you have got?

Key Informant Interview (KII) Checklist

- 1) Describe the main problems you encountered during the implementation period of the urban renewal program? and what were the remedies taken to solve those problems?
- 2) In your opinion what were the impacts the relocated people faced during and after the urban renewal program?
- 3) Was there any complaint you have presented during and after the completion of the urban renewal project? Have got any responses? What was your satisfaction?
- 4) Who are the main actors in the decision making processes?
- 5) What are the roles, interests and power of the community in the process of renewal, eviction and relocation?
- 6) Were condominiums accessible and affordable to you?
- 7) Do you have any suggestion for future urban renewal programs?

Interview checklist for government officials (Sub-city and Woreda)

- 1) How do you describe the overall preparation process of URPs in Addis Ababa?
- 2) How do you describe the preparation of the URP in relation with
 - Formal public participation of relocated people
 - Formal stakeholders participation

- 3) Was there a clear guideline, except the Structure Plan (ST) of the city of Addis Ababa, on how to prepare the Arat Kilo LDP?
- 4) Prior to the implementation of the urban renewal project how was the preparation and implementation of the sub-city and Woreda regarding gathering of the information about the site?
- 5) Was there enough and appropriate manpower at the sub-city administration urban renewal office during the urban renewal program implementation period?
- 6) Were there enough financial resources at the sub-city administration's disposal for the implementation of the urban renewal project?
- 7) What lesson have you learnt from Basha Wolde Chilot urban renewal program?

Appendix Table 1: Chi2 Distribution of Respondents

Variables	Sample type					Pearson Chi2	Probability
Gender	Plot of land	Jemo Condominium	Summit	Shifted to Kebele Houses	Total		
- Female	15 (34.00)	9 (15.52)	14 (12.17)	6 (9.50)	44 (14.77)	6.39	0.0939*
- Male	47 (66.00)	49 (84.48)	101 (87.83)	57 (90.50)	254 (85.23)		
- Total	62 (100.00)	58 (100.00)	115 (100.00)	63 (100.00)	298 (100.00)		
Marital Status							
- Single	13 (21.00)	2 (3.45)	4 (3.48)	2 (3.17)	21 (7.27)	32.05	0.0002***
- Married	36 (58.06)	48 (82.76)	95 (82.61)	55 (87.30)	234 (78.52)		
- Divorced	3 (4.84)	1 (1.72)	7 (6.09)	1 (1.59)	12 (4.03)		
- Widowed	10 (16.13)	7 (12.07)	9 (7.83)	5 (7.94)	31 (10.40)		
- Total	62 (100.00)	58 (100.00)	115 (100.00)	63 (100.000)	298 (100.00)		
Educational Status							
Illiterate	13 (20.97)	22 (37.93)	51 (44.35)	28 (65.10)	114 (51.00)	10.68	0.0136**
Literate	49 (79.03)	36 (62.07)	64 (55.65)	35 (44.90)	184 (49.00)		
Total	62 (100.00)	58 (100.00)	115 (100.00)	63 (100.00)	298 (100.0)		
Employment Status							
Government employee	12 (19.35)	19 (32.76)	33 (28.69)	21 (33.33)	85 (28.52)	29.60	0.0000***
Self-employed	33 (53.22)	32 (55.17)	35 (30.43)	14 (22.22)	114 (38.26)		
Self-employed	17 (27.42)	7 (12.07)	47 (40.87)	28 (44.44)	99 (33.22)		
Total	62 (100.00)	58 (100.00)	115 (100.00)	63 (100.00)	298 (100.00)		

Appendix Table 2: Frequency Distribution of respondents by the level of their participation at the different phases of the URP

Likert Scale	LCP in URP Planning			LCP in URP Implementation			LCP in URP Decision - making		
	Frequency	Percent	Cumulative	Frequency	Percent	Cumulative	Frequency	Percent	Cumulative
Significantly low	185	62.08	62.08	159	53.36	53.36	233	78.19	78.19
Low	53	17.79	79.87	55	18.46	71.81	34	11.41	89.6
Medium	37	12.42	92.28	68	22.82	94.63	18	6.04	95.64
High	17	5.7	97.99	7	2.35	96.98	9	3.02	98.66
Significantly high	6	2.01	100	9	3.02	100	4	1.34	100
Total	298	100		298	100		298	100	

Appendix Table 3: Frequency Distribution of Respondents in terms of their subjective level of satisfaction on the URP

Level of satisfaction as rated by the respondents	Freq.	Percent	Cum.
Highly Dissatisfied	110	36.91	36.91
Dissatisfied	50	16.78	53.69
Neutral	29	9.73	63.42
Satisfied	51	17.11	80.54
Highly Satisfied	58	19.46	100.00
Total	298	100.00	

Likert Scale	Participation Areas								
	LCP in URP Planning			LCP in URP Implementation			LCP in URP Decision - making		
	Frequency	Percent	Cumulative	Frequency	Percent	Cumulative	Frequency	Percent	Cumulative
Significantly low	185	62.08	62.08	159	53.36	53.36	233	78.19	78.19
Low	53	17.79	79.87	55	18.46	71.81	34	11.41	89.6
Medium	37	12.42	92.28	68	22.82	94.63	18	6.04	95.64
High	17	5.7	97.99	7	2.35	96.98	9	3.02	98.66
Significantly high	6	2.01	100	9	3.02	100	4	1.34	100
Total	298	100		298	100		298	100	

- Infrastructure is good after relocation – Toilet + water + electricity + schools + Police office
- Shared toilet, water and electricity before relocation
- We are evicted by force – no consent
- Pictures and cases + For what purpose the place before relocation is being used now? +