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Building Ethiopia Since 1954

Impacts of Government-Subsidized Condominium Housing on Social Mobility in Addis Ababa: The Cases of Mickey Leland and Basha Wolde-Chilot Sites.

MASTER'S THESIS

This thesis is submitted to the Graduate Programs Director Office of the Ethiopian Institute of Architecture, Building Construction and City Development (EiABC), Addis Ababa University, in partial fulfillment of all requirements of a Master of Science in Housing and Sustainable Development.

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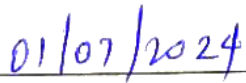
Declaration

I declare that this thesis paper prepared for the partial fulfillment of the requirements for the degree of Masters of Science in Housing and Sustainable Development entitled “**Impacts of Government-Subsidized Condominium Housing on Social Mobility in Addis Ababa: The Cases of Mickey Leland and Basha Wolde-Chilot Sites**” is my original research work prepared independently my effort with the close advice and guidance of my advisors. I also declare that this thesis has not been presented at any university, and all sources that I have used or quoted have been indicated and acknowledged through complete references.

Dato Munda



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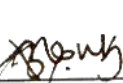


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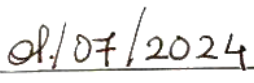
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Here, we state that Dato Munda has carried out this research work titled “**Impacts of Government-Subsidized Condominium Housing on Social Mobility in Addis Ababa: The Cases of Mickey Leland and Basha Wolde-Chilot Sites**” under our supervision. We confirm with our signature that it can be submitted for examination.

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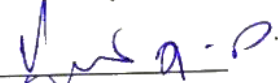


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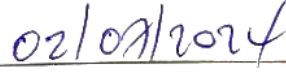


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This thesis is submitted to the Graduate Programs Director Office of the Ethiopian Institute of Architecture, Building Construction, and City Development (EiABC), Addis Ababa University, in partial fulfillment of all requirements of a Master of Science in Housing and Sustainable Development.

Title of thesis: **Impacts of Government-Subsidized Condominium Housing on Social Mobility in Addis Ababa: The Cases of Mickey Leland and Basha Wolde-Chilot Sites.**

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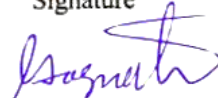
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Abstract

Government-subsidized condominium housing development in Addis Ababa was intended to improve socioeconomic status and house ownership. The housing tampered on the ' socioeconomic status of households to impact their social mobility because of its housing attributes. So, a case study is conducted at two condominium sites in Addis Ababa, the Basha Wolde and Mickey Leland sites, on selected sample households to collect primary data. A Comparative analysis is conducted to compare respondent's previous and current housing, socio-economic status, and case sites to demonstrate social mobility and identify the impact of housing locations on households. The study, using correlation and regression analysis, found that housing attributes significantly impact a household's socioeconomic status and social mobility, leading to intergenerational and intragenerational mobility. The study showed that increased housing-related expenses in the current house consequently impacted most of the household economy because of the affordability of housing to rent and buy. For most renters whose household economy is overburdened, nearly half of renters suffer beyond what their economy allows and are unable to enjoy economic mobility due to poor affordability. The comparative analysis also revealed that Basha Wolde respondents achieved better educational and occupational performance than respondents at Mickey Leland's who traveled more to access educational facilities and reach their workplaces, affecting their performance. Regarding residential mobility, most households have a better housing unit in terms of size, construction material, and housing typology that fits their household size better than their previous house and also their parents. In terms of intergenerational mobility, most respondents have better housing, educational, and occupational status than their parents due to socioeconomic advantages from housing attributes. These changes in social mobility on household socioeconomic status are the result of housing attributes that positively and negatively affect social mobility. To ensure that housing contributes to social mobility, the study recommends a controlled implementation of affordability techniques to keep housing units within the system, location selection for housing development must take socio-economics into account. And consider social mobility to evaluate and determine whether the housing meets socio-economic needs.

Keywords: *Social mobility, Condominium housing, Housing, Affordability, Socioeconomic status, Addis Ababa*

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June, 2024

Addis Ababa

TABLE OF CONTENTS

ABSTRACT	IV
ACKNOWLEDGMENT	V
LIST OF TABLES	IX
LIST OF BOXES	X
LIST OF FIGURE	X
LIST OF CHARTS	XI
ABBREVIATION	XIII
LOCAL TERMS	XIV
GENERAL NOTES	XIV
CHAPTER ONE: INTRODUCTION	1
1.1 CHAPTER INTRODUCTION	1
1.2 BACKGROUND OF THE STUDY	1
1.2.1 GOVERNMENT-SUBSIDIZED CONDOMINIUM HOUSING	2
1.2.2 SOCIAL MOBILITY	3
1.3 PROBLEM STATEMENT	4
1.4 RESEARCH OBJECTIVES	5
1.4.1 GENERAL OBJECTIVE	5
1.4.2 SPECIFIC OBJECTIVES	5
1.5 HYPOTHESIS	5
1.6 RESEARCH QUESTIONS	6
1.7 SIGNIFICANCE OF THE STUDY	6
1.8 SCOPE OF THE STUDY	6
1.8.1 THEMATIC SCOPE	6
1.8.2 SPATIAL SCOPE	7
1.8.3 TEMPORAL SCOPE	7
1.9 LIMITATIONS OF THE STUDY	7
1.10 STRUCTURE OF THE DOCUMENT	7
CHAPTER TWO: LITERATURE REVIEW	9
2.1 INTRODUCTION TO LITERATURE REVIEW	9
2.2 SOCIAL MOBILITY: CONCEPTS AND THEORIES	9
2.2.1 DEFINING SOCIAL MOBILITY	9
2.2.2 SOCIETY AND SOCIAL STRATIFICATION	10
2.2.3 IMPORTANCE OF SOCIAL MOBILITY	11
2.3 TYPES OF SOCIAL MOBILITY AND FACTORS AFFECTING IT	12
2.3.1 POSITIONAL TYPES OF SOCIAL MOBILITY	12
2.3.2 FORMS OF SOCIAL MOBILITY	13
2.3.3 FACTORS AFFECTING SOCIAL MOBILITY	15

TABLE OF CONTENTS (CONTINUED)

2.4 PROBING GENERATIONAL SOCIAL MOBILITY	17
2.4.1 AN INTRAGENERATIONAL AND INTERGENERATIONAL MOBILITY STUDY	18
2.5 INTERNATIONAL TRENDS AND CASES OF SOCIAL MOBILITY AND HOUSING	19
2.6 HOUSING AND SOCIAL MOBILITY	21
2.6.1 HOUSING AND ITS FORMS	21
2.6.2 AFFORDABILITY OF GOVERNMENT-SUBSIDIZED HOUSING AND SOCIAL MOBILITY	22
2.6.3 GOVERNMENT-SUBSIDIZED HOUSING AS A FACTOR FOR SOCIAL MOBILITY	23
2.7 GOVERNMENT-SUBSIDIZED CONDOMINIUM HOUSING AND SOCIAL MOBILITY IN ADDIS	24
2.7.1 CONDOMINIUM HOUSING DEVELOPMENT IN ADDIS ABABA	24
2.7.2 TRENDS OF SOCIAL MOBILITY IN CONDOMINIUM HOUSING IN ADDIS ABABA	27
2.7.3 GOVERNMENT APPROACHES AND CONDOMINIUMS TOWARD SOCIAL MOBILITY	29
2.4 SUMMARY OF LITERATURE REVIEW	32
2.4.1 CONTEXTUAL REVIEW SUMMARY	34
CHAPTER THREE: METHODS AND MATERIALS	36
<hr/>	
3.1 CHAPTER INTRODUCTION	36
3.2 RESEARCH DESIGN	36
3.3 RESEARCH METHOD SELECTION AND SAMPLING DESIGN	37
3.3.1 CASE IDENTIFICATION AND CASE STUDY SITES	37
3.3.2 CASE STUDY SITES DESCRIPTIONS	38
3.4 SAMPLES AND SAMPLING TECHNIQUES	42
3.4.2 SAMPLE SIZE AND POPULATION	42
3.5 DATA COLLECTION	45
3.5.1 TYPES OF DATA AND SOURCES OF DATA	46
3.5.2 SOURCES OF DATA AND DATA COLLECTION TOOLS	46
3.5.3 DATA COLLECTION TOOLS AND ORGANIZATION	47
3.5.4 DATA COLLECTION TOOLS DEVELOPMENT	47
3.6 SURVEY PROTOCOL	48
3.6.1 MAJOR DATA COLLECTION PROTOCOLS	48
3.6.2 RESPONDENT PROFILE	48
3.6.3 DATA COLLECTION PROCEDURES	49
3.7 PILOT SURVEY	49
3.8 DATA ANALYSIS	49
3.8.1 DATA ANALYSIS METHODS	50
3.8.2 DETERMINING AND IDENTIFYING THE VARIABLES	51
3.9 RESEARCH ETHICS	52
3.10 VALIDITY AND RELIABILITY	53
CHAPTER FOUR: RESULTS AND DISCUSSIONS	54
<hr/>	
4.1 INTRODUCTION	54
4.2 RESPONDENT AND HOUSEHOLD PROFILE	54

TABLE OF CONTENTS (CONTINUED)

4.2.1	RESPONDENTS PROFILE	54
4.2.2	HOUSEHOLD PROFILE	56
4.3	ANALYSIS FINDINGS	59
4.3.1	HYPOTHESIS TEST ANALYSIS FINDINGS	59
4.3.2	INTRAGENERATIONAL ECONOMIC MOBILITY STUDY	72
4.3.3	BASHA WOLDE SITE INTRAGENERATIONAL OCCUPATION AND EDUCATION MOBILITY	78
4.3.4	MICKEY LELAND SITE INTRAGENERATIONAL OCCUPATION AND EDUCATION MOBILITY	80
4.3.5	INTER-CASE OCCUPATIONAL AND EDUCATIONAL MOBILITY COMPARATIVE ANALYSIS	82
4.3.6	INTRAGENERATIONAL RESIDENTIAL MOBILITY ANALYSIS	88
4.3.7	INTERGENERATIONAL MOBILITY STUDY	91
4.3.8	SUMMARY OF FINDINGS	98
4.4	DISCUSSION	102
4.4.1	HOUSEHOLD SOCIOECONOMIC STATUS IMPACTED BY HOUSING ATTRIBUTES	103
4.4.2	CONTRIBUTION OF HOUSING ATTRIBUTES TO SOCIAL MOBILITY	105
4.4.3	SOCIAL MOBILITY TYPES CREATED BECAUSE OF HOUSING ATTRIBUTES	108
4.4.4	LIMITATIONS OF THE FINDINGS	110
CHAPTER FIVE: CONCLUSION AND RECOMMENDATIONS		112
5.1	CONCLUSION	112
5.2	RECOMMENDATION	113
REFERENCES		115
APPENDICES		124
APPENDIX I: PUBLISHABLE MANUSCRIPT		124
APPENDIX II: DATA COLLECTION TOOLS		140
	QUESTIONNAIRE PAPER FOR SAMPLED RESPONDENTS (AMHARIC VERSION)	140
	QUESTIONNAIRE PAPER FOR SAMPLED RESPONDENTS (ENGLISH VERSION)	145
	SURVEY PROTOCOL (ONE PAGE)	150
	INTERVIEW QUESTIONS FOR KEY INFORMANTS	151
APPENDIX III: DATA COLLECTION TOOLS DEVELOPMENT		153
	INDICATOR TREE FOR DATA COLLECTOR TOOLS	153
	INTERVIEW QUESTION DEVELOPMENT FOR KEY INFORMANTS	157
	SHOWING QUESTIONNAIRE DEVELOPMENT (INDICATORS)	157
	THE VARIABLES IDENTIFICATION AND VALUATION	159
APPENDIX V: OTHER DOCUMENTS		161
	LETTERS	161
APPENDIX IV: POST SCRIPT ON THESIS DEFENSE COMMENTS		164

List of tables

Table 2.1 IHDPs' Public House Scheme Description	26
Table 3.1 Case Study Site Selection Summarization.....	38
Table 3.2 Summary of Sampling Number	43
Table 3.3 Samples with house typology in the sites	44
Table 3.4 Households house tenurship status	45
Table 3.4 List of office and key informant for Interview	45
Table 3.5 Data collection tools and indicators for discussion points.....	47
Table 3.6 Variable Categorization	52
Table 4.1 Summary of Respondent Profile.....	56
Table 4.2 Summary of Household Profile	57
Table 4.3 Demographic Profile of Sample Population	58
Table 4.4 Matrix of correlation coefficient values of variables.....	60
Table 4.5 Household Economy to Independent Variables Regression Analysis Report.....	68
Table 4.6 Education to Independent Variables Regression Analysis Report	69
Table 4.7 Occupation to Independent Variables Regression Analysis Report	70
Table 4.8 Number of Households in Affordable Benchmark	Error! Bookmark not defined.
Table 4.9 Source of Income in the Two Households.....	76
Table 4.10 Summary of Distance Covered to Workplace	83
Table 4.11 Summary of Happiness and Impact on Distance impact	85
Table 4.12 Number of differences in Educational Level between sites in previous and current .	86
Table 4.13 Suggested construction materials and Percentage used.....	89
Table 4.14 Comparison of Number of rooms in the two households	90
Table 4.15 Comparison of Households on Affordability Benchmark	93
Table 4.16 Comparison of workplace distance between the two households.....	94
Table 4.17 Comparison of two houses' construction material	97
Table 4.18 Comparison of house size between the two households.....	98

List of Boxes

Box 1 Housing Affordability and Household Economy Indicators.....	60
Box 2 Housing Affordability and Education Status Indicators	61
Box 3 Housing affordability and Occupation status Indicators	62
Box 4 Housing Location and Household Economic status Indicators.....	63
Box 5 Housing Location and Education status Indicators	63
Box 6 Housing Location and Occupation Status Indicators	64
Box 7 Housing Typology and Household Economy Indicators	65
Box 8 Housing Typology and Education Typology Indicator.....	66
Box 9 Housing Typology and Occupation Status Indicators.....	66

List of Figure

Figure 1-1 Independent and dependent variable impact matrix hypothetic diagram.....	5
Figure 2-1 Types of social mobility (Source Darlong 2022).....	13
Figure 2-2 Lopreatos (1970) theory of intergenerational mobility study model	19
Figure 2-3 Condominium sites in AA (adopted from AAHDAB and Charitonidou 2021).....	25
Figure 2-4 Conceptual Framework of social Mobility and housing relationship	33
Figure 2-5 Contextual Framework of condominium housing delivery and occupancy.....	35
Figure 3-1 Research Design Diagram.....	36
Figure 3-2 Selected sites in Addis Ababa (adopted from AAHDAB and Charitonidou 2021)....	39
Figure 3-3 Map of Mickey Leland Site (adopted from AAHDAB 2020)	40
Figure 3-4 Picture of the site showing the Houses in Mickey Leland Site (Researcher 2022)	40
Figure 3-5 Map of Basha Wolde Site (adopted from AAHDAB 2020)	41
Figure 3-6 Picture of the site showing the Houses (Source Google Map Images 2022)	41

List of Charts

Chart 4-1 Respondents Responsibility	54
Chart 4-2 Respondents Age	55
Chart 4-3 Respondent's Educational Status	55
Chart 4-4 members with sources of income in previous and current house	56
Chart 4-5 Number of Household Members	57
Chart 4-6 Educational and Employment Status of Total Population	59
Chart 4-7 Affordability with Economy Correlation scatter graph	61
Chart 4-8 Affordability with Education Correlation scatter graph	61
Chart 4-9 Affordability with Occupation Correlation scatter graph	62
Chart 4-10 Housing Location with Economy Correlation scatter graph	63
Chart 4-11 Housing Location with Education Correlation scatter graph	64
Chart 4-12 Housing Location with Occupation Correlation scatter graph	65
Chart 4-13 Housing Typology with Economy Correlation.....	65
Chart 4-14 House Typology with Education Correlation	66
Chart 4-15 Housing Typology with Occupation Correlation	67
Chart 4-16 Household Economy Regression with Independent Variables.....	69
Chart 4-17 Education Regression with Independent Variables	70
Chart 4-18 Occupation Regression with Independent Variables.....	71
Chart 4-19 Previous house Housing-Related expenses from household income	72
Chart 4-20 Previous House-related Expenses vs Total Income for renters	73
Chart 4-21 Price paid for rent the current house.....	74
Chart 4-22 House expense impact on other house hold components	74
Chart 4-23 Price for Purchase this house.....	74
Chart 4-24 Housing expenses impact on other house hold components on buyer owners.....	74
Chart 4-25 Price paid for the and monthly and down payment for the current house.....	75
Chart 4-26 Housing related expenses paid for their previous house for lottery winners.....	75
Chart 4-27 Housing expenses impact on other household components on Lottery winners	75
Chart 4-28 Total expenses for utility in the current house.....	76
Chart 4-29 Household parts impacted by all expenses related to the house	77
Chart 4-30 Work Place Location from Current House	78
Chart 4-31 Happiness to Workplace House Proximity in the Current House	79
Chart 4-32 Distance impact on work performance in the current House	79
Chart 4-33 Education Status in Current house at Basha wolde	80
Chart 4-34 Housing Location impact on Education in Current house at Basha wolde	80
Chart 4-33 Work Place Location from Current House	81
Chart 4-36 Happiness to Workplace House Proximity in the Current House	81
Chart 4-37 Distance impact on work performance in the current House	81
Chart 4-38 Education Status in Current house at Basha wolde	82
Chart 4-39 Housing Location impact on Education in Current house at Basha wolde	82

Chart 4-40 Distance from Work current house at Basha Wolde	83
Chart 4-41 Distance from Work current house at Mickey Leland.....	83
Chart 4-42 Happiness with the proximity of the workplace to the house at Basha Wolde	83
Chart 4-43 Happiness with the proximity of the workplace to the house at Mickey Leland	83
Chart 4-44 Distance impact on Work performance For Basha Wolde	84
Chart 4-45 Distance impact to Work performance For Mickey Leland	84
Chart 4-46 Job Change, after getting to this house At Basha Wolde	85
Chart 4-47 Job Change, after getting to this house At Mickey Leland.....	85
Chart 4-48 Education Level on Current House.....	86
Chart 4-49 Impact of school distance from Current House at Basha Wolde on performance.....	87
Chart 4-50 Impact of school distance from Current House at Mickey on performance.....	87
Chart 4-51 Current house location impact on household members on Basha Wolde	88
Chart 4-52 Current house location impact on household members on Mickey Leland.....	88
Chart 4-53 Respondents Previous House Construction Materials	89
Chart 4-54 Number of rooms in the previous house.....	90
Chart 4-55 How happy with the size and the type of the current house	91
Chart 4-56 If you are not happy are you planning to change.....	91
Chart 4-57 Respondents' Household Income	92
Chart 4-58 Parents' Household Income	92
Chart 4-59 Respondent Household Income to House-Related Expenses	93
Chart 4-60 Parents Household Income to House related expenses.....	93
Chart 4-61 Respondents' workplace from current house	94
Chart 4-62 Parents' workplace from their recent house	94
Chart 4-63 Education level of Respondents.....	95
Chart 4-64 Education level of parents	95
Chart 4-65 Parents House Tenurship status	96
Chart 4-66 Respondents House Occupancy.....	96
Chart 4-67 Parents Recent House Type	96
Chart 4-69 Parents House Construction Materials.....	97

Abbreviation

AAGHP	Addis Ababa Grand Housing Project
AAHDPO	Addis Ababa Housing Development Project Office
AAHDAB	Addis Ababa Housing Development and Administration Bureau
AAHDMA	Addis Ababa Housing Development and Management Agency
AAU	Addis Ababa University
AAWLSAB	Addis Ababa Women, Labor, and Social Affairs Bureau
CBE	Commercial Bank of Ethiopia
EiABC	Ethiopian Institute of Architecture, Building Construction & Urban Development
EPRDF	Ethiopian People’s Revolutionary Democratic Front
ETB	Ethiopian Birr
FDRE	Federal Democratic Republic of Ethiopia
FHoPR	FDRE House of Peoples Representatives
GTP	Growth and Transformation Plan
GTZ	German Agency for Technical Cooperation
IHDP	Integrated Housing Development Program
KM	Kilometer
LCH	Low-cost Housing
MoFED	Ministry of Finance and Economic Development
MUDHC	Ministry of Urban Development, Housing, and Construction
NGOs	Non-Governmental Organizations
NPC	National Planning Commission
PASDEP	Plan for Accelerated and Sustained Development to End Poverty
PDC	Planning and Development Commission
UN	United Nations
UN-Habitat	United Nations Human Settlements Program
USD	United States Dollar

Local Terms

<i>Kebele</i>	Former small administrative structure in Addis Ababa
<i>Basha</i>	A title for commander of a platoon in Ethiopia
<i>Chilot</i>	Local name for tribunal session

General Notes

- Unless it's specified, all pictures are taken by the Author
- The currency in the document is in Ethiopian birr unless specifies another type of currency.
- One USD is equivalent to 56.14 ETB as of January 2024
- The dimensioning in this document is in the Metric system.
- All Key informants who participated in this study are kept anonymous with their consent.
- Others' material and documents used for this study are cited and acknowledged properly.
- Referencing and citation in this document are in Chicago style with Autor-Date Format (Sixteenth Edition).

CHAPTER ONE: INTRODUCTION

1.1 Chapter Introduction

This chapter discusses the motivation for the study as well as the research and knowledge gaps identified in the problem statement. Based on the motivation and problem statement, research objectives and research questions are developed with a synthesized hypothesis to investigate the problem. Also, the scope of the study is set to define the realm of the topic and discuss the limitations of the study and the method to manage

1.2 Background of the study

In worldwide experiences, better housing, especially government-subsidized housing, promotes the good and positive mobility of families in society's classes or socioeconomic stratifications (Justin, Ivan and Andreas 2020). So, the terms social mobility and housing are connected both directly and indirectly in different aspects because they are found to be interrelated deeply, because of the direct link between stratification, an increase in social mobility, and housing (Moreno 2007).

Ethiopia is a developing country that is rapidly urbanizing and has high demand for housing in places such as Addis Ababa; hence, housing is offered by a variety of sectors, ranging from private developers to the government (Gorems 2016). Unlike any other sub-Saharan country, Ethiopia puts public funds directly into improving housing and asset ownership for mid- and low-income households, directly building resident equity (Zewde and Schwab 2022). However, according to Dawit Gorems (2016), the challenges for lower-income households to acquire their own home goes doubled which are a lack of affordable, good-quality housing and even the difficulty of obtaining housing finance. Such pressing matters need a call for immediate action.

Among the actions undertaken, the government provides houses in the form of subsidized houses in different categories and schemes. Which are from kebele houses, subsidized agency rental houses, and government-subsidized condominium housing (Yohannes and Dinku 2018). Among these housings, the condominium is the major government-subsidized housing and has much higher quality than the kebele house (Charitonidou 2021).

In general, families move from one form of housing to another due to different reasons and factors. Among them is the availability of government-subsidized condominium housing, which has started since 2005. There was mass housing in the city because of condominium housing, which

caused the movement of families from other houses to these condominiums (Mekonnen 2017). Mainly, this government-induced movement is the result of inner-city redevelopment and relocation, and many families are entering this system and becoming beneficiaries through the lottery system (Mathema 2005).

Though these houses are meant to be accessible and affordable for the poor in the city, following their economic capabilities to improve their living status, people are moving to these houses regardless of their psychological, economic, and physical readiness (MUDHC 2014). These families moved to these houses intending to have their first house, but these houses have chances and opportunities for families to mobilize (forced or willingly) on the housing ladder and social class in society (Mohammed 2017). This is supported by the ideas of Mariana (2021), as she states that even if condominium houses offer the possibility of social mobility, in reality, that is not always the case. In many cases, the condominiums are, in the end, inhabited by middle-income citizens instead of low-income ones (UN-Habitat 2011).

1.2.1 Government-Subsidized Condominium Housing

Regarding government provided housing, in the Dergue regime, the kebele and agency houses were the prominent housings that were nationalized with Proclamation No. 47 of 1975 to provide houses to households to secure tenure (Dergue 1975). The EPRDF government provided houses through condominium development, starting from the Gerji pilot project in 1999–2002 to the latest Integrated Housing Development Program (IHDP) in different schemes (Mathema 2005). Since 2002, these houses with different schemes and projects were built with the help of NGOs and by the government itself as a grand housing project in Addis Ababa from 2002–2005 and IHDP from 2005–2010. And its main objective was to promote home ownership for low-income households (Charitonidou 2021, MUDHC 2014).

The government invested in public provisioning by directly administering and planning the condominiums with their unit design and site selection, outsourcing for construction, distributing units to final beneficiaries, and subsidizing mortgages through a public bank (Zewde and Schwab 2022). The government provided three schemes of housing provision that were thought to target the financial capacities of the families. 40/60, 20/80, and 10/90, respectively, decreasing the order of the down payment, and the rest is covered by the Commercial Bank of Ethiopia (CBE) as a mortgage (Council 2019, Yohannes and Dinku 2018).

In total, the grand housing plan aimed to reduce a 300,000-unit housing backlog, replace 50 percent of kebele housing, and help residents acclimate to their new, modern dwellings. On the last priority, the planners are expected to change lifestyles to mobilize society to their new status through the mechanisms of provision and supply (Zewde and Schwab 2022).

Kebele house renters, women, and people in need are given priority in the lottery process to enable them to have a condominium house (Council 2019). But the fact is that most of the beneficiaries are not able to afford the down payment and life afterward because such a compromised affordability mechanism would lead to poor household performance and change their social status, which is related to social mobility (Charitonidou 2021). In addition to the financial incapability, even if they choose to stay differently after the exile from their previous house, they disrupt their social life and households, and their households are forced to change work types, places, and education, which they might not find affordable at all (Delz 2016).

1.2.2 Social Mobility

The dictionary definition of social mobility, in the third edition of ‘The New Dictionary of Cultural Literacy’ (2005), states that it is the ability of individuals or groups to move upward or downward in a social status based on wealth (the economy), occupation, education, or some other social variable (Hirsch Jr, Kett and Trefil 2005). Based on that, it can take different forms and dimensions, and people can experience different types of mobility at different stages of their lives. According to Stephen Aldridge (2001), social mobility describes the movement or opportunities for movement between different social groups and the advantages and disadvantages that go with this in terms of income, security of employment, opportunities for advancement, etc. While social mobility in advanced economies has received extensive scholarly attention, crucial knowledge gaps remain about the patterns and determinants of income, educational, and occupational mobility in developing countries (Iversen, Anirudh and Kunal 2019).

When it comes to housing, internationally, some specific measures have been taken to help the poor get the same opportunities as others in their own houses, as discussed by Hélio (2015). Because housing goes much beyond a shelter, for a low-income family, owning a house means stability for not having to worry about eviction or having an income to serve as rental payment, which consequently may help the family be able to go after getting a better job, improving household matters (Buba 2015).

Housing, with its consequences on social mobility, Agazi and Alula (2013) found that moving to condominiums put them in a choice of living tough or leaving the house and going to suburbs where they may not be able to find employment and be unable to afford to travel to the city center for work, which is not a good way to socially mobilize. As a result of moving to the condominiums, the residents are forced to live in a way that does not take into account or extend their social and cultural habits and status. In this sense, Charitonidou (2021) says the condominium units fail to accommodate not only their spatial practices and needs but, most importantly, their capability of social mobility.

1.3 Problem statement

The interaction between housing and social mobility is significant, but the impact of current housing development on society's lifestyle is complex due to the lack of better opportunities, economic performance, and integrated house management. (Charitonidou 2021, Tiumelissan and Pankhurst 2013). Since it is not studied well, such issues and problems inhibit or prohibit the social mobility of the household's socio-economic status.

As Once Elias (2018) noted, *“We need a housing ladder in Ethiopia. Currently, the jump from kebele housing to condominium housing is a big jump, and most people can't afford it,”* which is in terms of economic capability and decent housing. Moving to the condominium is supposed to be a moderate step up. But because there is a lack of sufficient support systems and methods for low-income groups, the climb becomes a giant leap up the housing ladder.

Another thing is that the majority of the owners are not the original owners they are buyers or renters from others because the original owners have migrated to other housing or rented it out (Tiumelissan and Pankhurst 2013). The UN report (2011) on the IHDP development outlines anticipated and unanticipated outcomes, including the creation of low-income house owners and high demand, whereas the impacts on social mobility in terms of job, economy, education, and living standards are left unclear.

In general, due to the scale of the condominium project, the status of households before moving into these houses, the number of people mobilized, and the impact of condominium housing attributes on socioeconomic status need to be carefully studied. In addition to the above topics, there are also research gaps in identifying the challenges of household socioeconomic conditions and social mobility capacity.

1.4 Research objectives

1.4.1 General objective

The main objective of this research is to examine the impact of government-sponsored condominium housing on social mobility in Addis Ababa.

1.4.2 Specific objectives

1. Examine the socioeconomic status of condominium households at the Basha Wolde and Mickey Leland sites.
2. Study how the household economy, education, occupation, and decent housing are impacted by the housing attributes.
3. Study how housing affordability, location, quality, and typology of condominium housing contribute to the types of social mobility created in households.
4. Put recommendations for future interventions and improvements on policies and strategies related to housing and social mobility.

1.5 Hypothesis

The research aims to establish a genuine link between housing and social mobility, examining its impact on local socioeconomics, with housing characteristics potentially influencing social mobility.

Hypothesis Statement: - The change in social mobility status in condominium households is caused by condominium housing attributes, especially affordability, location, and typology, by affecting the household's socioeconomic status in terms of economy, occupation, and education, which are socioeconomic mobility indicators.

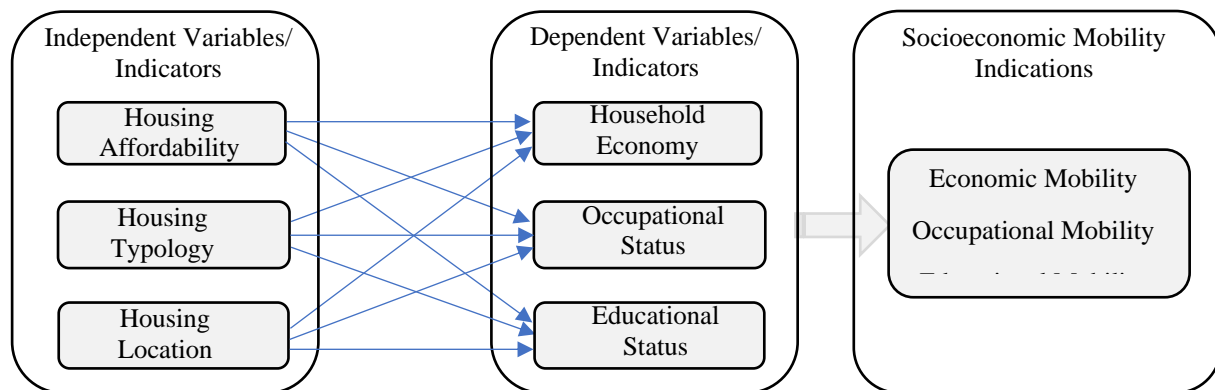


Figure 1-1 Independent and dependent variable impact matrix hypothetical diagram

1.6 Research questions

What is the impact of government-subsidized condominium housing on the social mobility of condominium residents in Addis Ababa?

1. What is the socioeconomic status of the households before and after getting the government-subsidized condominium housing?
2. How can the household economy, education, and occupation of condominium residents be affected because of the housing attributes?
3. How do the housing attributes, affordability, location, and typology contribute to the social mobility of condominium households?
4. What are the types of social mobility created because of the impact of housing attributes on socioeconomic status?
5. What should be done to improve social mobility through housing development?

1.7 Significance of the study

This study examines the impact of condominium households and housing on social mobility in Addis Ababa. It aims to provide residents, the government, and experts with an understanding of government-subsidized housing's impact on social mobility and its socioeconomic indicators. The output could serve as a baseline for further research. For the IHDP, which is suspended because of many different factors including implementation, corruption, and other socioeconomic problems, such research will help propose an effective housing development strategy for the continuation and consideration of such projects that promote socioeconomic improvement of households' social mobility.

1.8 Scope of the study

The research is conducted bounded by mainly three main scopes, which are the thematic scope, the spatial scope, and the temporal scope.

1.8.1 Thematic scope

The research focused on discussing government-subsidized housing and its impact on the social mobility of households, as well as exploring it in terms of intragenerational and intergenerational mobility. The research discussed the impact, specifically from the condominium housing attributes, that have affected the household's socioeconomic status.

1.8.2 Spatial scope

The research is conducted in Addis Ababa, specifically at two sites developed under the IHDP, Basha Wolde and Mickey Leland condominium sites, that are selected with specific criteria based on the aim of the research, which is related to the location, times, and price transferred to beneficiaries.

1.8.3 Temporal scope

The temporal scope of the study is set to the households stay between their immediate previous house and their current condominium houses the households lived since 2008. In addition to that, the study also covered two generations, the respondents and their parents, in order to study intergenerational social mobility. As social mobility is time-oriented, it considers different temporal factors to analyze change through time.

1.9 Limitations of the study

While conducting the study, there are limitations that can disrupt the process and the result of the study. The first is because social mobility is a new topic and faces insufficient local reference materials and insufficient responses from key informants. To address this, a detailed government document review was employed and referred to similar international studies. Because of housing sensitivity to safety, security, and confidentiality has led to challenges in collecting ownership status and essential socioeconomic status. Beyond having proper survey protocol and ethical considerations, the researcher used triangulation of other data sources and the responses of respondents. There was also a challenge related to residents remembering details of their and their parents' past lives which led to a new approach to collecting data.

1.10 Structure of the document

This document is organized as per the guidelines of the AAU Guidelines for Dissertation and Thesis Write-up and EiABC's PhD and M.Sc. Proposal and Thesis Writing Guidelines, with the help of research advisors. So, this thesis is structured into five chapters.

Chapter one introduces the study, outlining its background, problem statement, and research objectives along with the research questions and the hypothesis, the scope of the study, and limitations.

INTRODUCTION

Chapter two explores the literature reviews related to social mobility and its concepts, types, benefits, and factors. And discussed international studies about the relationship between housing and social mobility. It also discusses the contextual review of condominium development and government policy interventions in IHDP.

Chapter three details the study's methodology and the materials used, including the research design, sample selection, data collection tools, ethical considerations, and data analysis method. And also, discuss the pilot survey, which tested the methods and tools.

Chapter Four presents the results of the data analysis of survey data, including the respondents' and households' profiles. It also presents the hypothesis test results and the comparative analysis results. Based on the research objectives, it discussed the findings with the literature review topics.

Chapter Five provides the conclusion of the study and the discussions, along with recommendations about present and future developments regarding housing and social mobility.

CHAPTER TWO: LITERATURE REVIEW

2.1 Introduction to literature review

In this part, the literature review is divided into three parts, which are the theoretical discussion part, the contextual discussion part, and the summary of the literature. In these parts, the discussion focused on the concepts and theories in the international context and trends from other scholars' research on different perspectives and the connection with housing. Specifically, the literature review discussed social mobility from the perspective of housing and housing from the perspective of social mobility, with different backgrounds and support from all around the world and local contexts. The discussion explored the variables affecting social mobility in Addis Ababa, specifically the government-subsidized condominium housing, specifically the IHDP, and its impact on household social mobility trends, focusing on the government's involvement in housing policy and strategies.

- Define social mobility and study its dimensions, types, and benefits to society.
- Study factors affecting social mobility related to housing and housing attributes.
- The international cases about the relationship between housing and social mobility
- Study government-subsidized housing, its history, and its provision as an IHDP in Addis Ababa.
- Study the contribution of affordability to improving social mobility.
- Review local research and documents about social mobility and policy interventions.
- Study condominium housing and social mobility trends in Addis Ababa.

2.2 Social Mobility: Concepts and Theories

2.2.1 Defining Social Mobility

According to Vegard Iversen and his colleagues (2019), social mobility is a shift of individuals or groups of people (families) from one social status to another status, either upward to a better status or downward to a worse social status. In another definition, it is the ability of individuals or groups to move upward or downward in a status based on economy, occupation, education, or some other social variable (Hirsch Jr, Kett and Trefil 2005).

Another scholar named Paul Krugman (2022), marked social mobility as a social science concept, meaning the ability to change stations in society's class structure over some time. Indirectly, it

means to climb or descend the social strata ladder. He elaborates that social mobility is not about the ability to move but the opportunities for movement between different social groups and the advantages and disadvantages that go with this in terms of income, security of employment, opportunities for advancement, etc. (Aldridge 2001). Regarding social classing, Joel Darlong (2022) defined social mobility as a movement of groups or individuals from one positional status to another within a given stratified society.

But all the above agree that mobility can be vertical (for example, with one going upward on the ladder by getting a better income, or downward, with one losing his job or going bankrupt) and horizontal (when the changes occur within the social class on equivalent status) (Buba 2015). In some instances, mobility is used to refer to horizontal mobility, which is the movement from one position to another within the same social level, as when someone changes between two equally prestigious occupations (Krugman 2022).

Another theory on the dimension of social mobility, as discussed by Stephen Aldridge (2001), is that if the change occurs between one generation and another it is called intergenerational mobility (how far the opportunities open to children are determined by the social class or income of their parents) and intragenerational mobility (to what extent individuals' social position or income changes over their lifetime). For the possibility of changing classes to exist, society must be open. An open society is one where social status depends on something that can be changed or improved, like income, education, etc. (Buba 2015). In relation to social class change, there are studies of educational mobility, housing mobility, and wealth mobility. What all these approaches have in common is the concern with the chances for individuals born and brought up in one kind of situation to move up or down the social class to a higher or lower position, or to stay in the same position as their parents (Heath, Li and Blanden 2022).

2.2.2 Society and Social Stratification

According to Darlong (2023), he found inequality is a certain distribution of privileges and resources as a consequence of differences in which society gets categorically divided or stratified. He emphasizes that social stratification happens in the existence of inequalities that imply a difference between them, which forms the basis of the inequality, and that is where the value attached to the difference becomes a parameter to segregate people and hierarchize one over the other.

American sociologists Kingsley Davis and Wilbert Moore (1944) put the functional necessity of social stratification in their book of principles of social stratification. They said that society must provide some rewards that it can use as inducements and have some way of distributing these rewards differently according to position. These rewards may be in the form of economic incentives, aesthetic incentives, or symbolic incentives. For such a thing to happen in a society, it must be open to social class and social mobility. In an open society, social status depends on something that can be changed or improved, like income, education, etc. (Buba 2015).

In general, social stratification is considered an unconsciously evolved device created by societies to ensure the most important positions are conscientiously filled by the most qualified persons; hence, every society must possess a certain amount of institutionalized inequality, or social stratification (Davis and Moore 1944).

2.2.3 Importance of Social Mobility

A given society that is said to be healthy should have a gradual social class gradient where society members will navigate on the social strata ladder. This is the notion of social mobility, which shows the improvement or degradation of the lifestyle of a family or individual (Tang and Ni 2019). This means one or the other that society needs social mobility as a way of functioning its system properly. Stephen Aldridge (2001) put the overall importance of social mobility into three points. According to him social mobility matters because:

- Equality of opportunity is an aspiration across the spectrum. Because lack of social mobility implies inequality of opportunity,
- Economic efficiency depends on making the best use of the talents of everyone, and
- Social cohesion and inclusion are more likely to be achieved when people believe they can improve themselves and the quality of life they have.

In addition to these, social mobility has benefits and importance for societies in different ways. Among them, an increase in social prestige, the development of latent talent, social change, and economic development are the best that Joel Darlong (2022) described. But still, there is a danger that focusing on social mobility will lead to the circumstances of the socially immobile being ignored. Improving living standards may depend as much on increasing opportunities for the immobile as on breaking down barriers to social mobility (Aldridge 2001).

2.3 Types of Social Mobility and Factors Affecting it

Vegard Iversen and his colleagues (2019), discussed that there are different commonly used concepts of mobility: time-dependence, positional movement (or relative mobility), directional movements, income flux, and mobility as an equalizer of longer-term incomes. But in general, social mobility can be examined both intergenerationally, which means how far the opportunities open to children are determined by the social class or income of their parents, and intragenerational, which is about to what extent individuals' social position or income changes over their lifetime (Aldridge 2001). Forms of social mobility are not comprehensive; there is always overlap, and mobility occurs in the framework of time and space. Because of that, the factors that affect social mobility are indeed universally true (Darlong 2022).

2.3.1 Positional Types of Social Mobility

Because of the multi-dimensionality of the concept of social mobility, there are many different ways people change their social class status. Unlike Vegard and his colleague's classification of social mobility, Paul Krugman (2022), puts generally six different common forms of social mobility stated as: horizontal mobility, intergenerational and intragenerational mobility, vertical mobility, relative mobility, and absolute mobility.

- A. Horizontal mobility:** Horizontal social mobility is when you move from one position in the occupational structure to another without necessarily losing or gaining a new class status as a result. For such mobility occupational mobility is the best example that can explain the concept (Krugman 2022). Mostly, horizontal mobility is expressed as a change in religious, territorial, political, or other horizontal shifts with no change in the vertical position, though this mobility does not bring about significant changes in social or economic status (Anwar 2020).
- B. Intergenerational mobility:** This is one of generational mobility and it is a form of movement from one generation to the next intergenerational social mobility happens when the social position changes from one generation to another between a parent and his child (Weide, et al. 2021)
- C. Intragenerational mobility:** This type of generational mobility is unlikely to the previous one it is a movement within a specific generation. Intragenerational mobility is the change in the position of a person or a household over time (Nguyen and Nguyen 2019). As stated by Stephen Aldridge (2001), it is the amount or extent individuals' social position or

economic changes over their lifetime. He elaborated with an example that low-income people born to working-class parents in the inner city will likely find themselves in a lower socio-economic status and then work themselves up to the upper socio-economic status within a specific time.

D. Vertical mobility: This is mainly the basic essence of social mobility which is the movement of individuals into either a lower or higher position in the social structure. Visagie and His colleagues (2020), described it as meritocratic and rags-to-riches stories which are vertical mobility which other scholars call upward mobility. In, on the other hand, plenty of people fall into a lower status in the class system throughout their lives as well, called downward mobility (Krugman 2022).

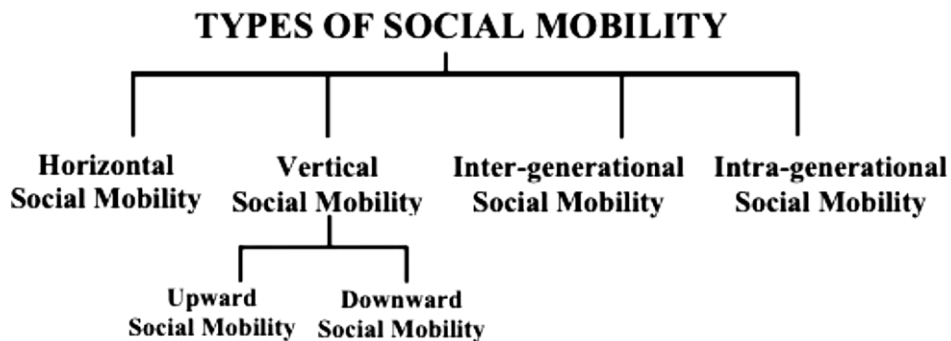


Figure 2-1 Types of social mobility (Source Darlong 2022)

2.3.2 Forms of Social Mobility

Social mobility has another perspective in addition to its positional types to understand its full perspective in the forms of mobility. These social mobility forms are economic mobility, occupational mobility, educational mobility, and residential mobility even if their type is different from the others (Seefeldt 2022, Geuna 2015, Willibald, Mukiibi and Limbumba 2018). These forms of social mobility have different types of mobility by themselves in terms of direction and context. These types of mobility are as discussed earlier they have vertical mobility which is upward or downward mobility, and horizontal mobility (Weide, et al. 2021). Social mobility can be considered and measured in terms of education, employment, and income. The movement can be in intergenerational and intragenerational mobility which can be in a downward or upward direction (Nguyen and Nguyen 2019).

A. Economical Mobility

Economic mobility is defined as of expressed as the ability to improve their economic status and overall status over the course of time (Seefeldt 2022). It has a slight difference with income mobility because income mobility is only about the income status and economic mobility deals with the overall economic activity. According to Study Smarter (2021) publishers, its economic well-being is in terms of income, assets, and expenses.

Economic mobility by default assumes upward mobility, it works that a person or a family will start to show low economic status in their early life, in the middle it gets its pick and, in some cases, later in their lives, it gets to fall again (Studysmarter 2021). A family living in poor conditions will struggle to afford basic household expenses like taxes/rents, utilities, and maintenance in addition to other necessities like food and health (Seefeldt 2022).

B. Educational Mobily

Another form of social mobility is educational mobility which is referred to as changes in the level of formal education (Geuna 2015). Because the educational level is an important criterion for setting social classes and deciding levels of the social stratification in the society. It is measured or put in comparison using absolute and relative educational levels depending on how educational accomplishments are obtained and it is expressed with the total number of years of schooling completed or a set of ordered categories obtained in the educational milestones (Torche 2019).

Educational mobility of a person, a family, or society is determined by many factors such as infrastructure location, policy, and economy are the major and parents' background is also essential to determining educational mobility (Lee and Lee 2020). In general, economic development, income inequality and credit constraint, inflation, and government awareness are among the determinants.

C. Occupational Mobility

Occupational mobility refers to changes in individual occupational status and it is usually measured by changes in standard classification on occupational category (Geuna 2015). These categories are classified using the occupational rank of the categories, most of the standard occupation classification has implied hierarchy built into classification (Dex, Lindley and Ward 2007).

There are determinants for occupational mobility that could affect society or one's status in different situations among these determinants are age, gender, skill or experiences of the worker, and geographical location of the workplace (McCollum, et al. 2011).

D. Residential Mobility

Residential mobility refers to the movement of people as a household from one residence to another within a given local area as Olivia described it (Willibald, Mukiibi and Limbumba 2018). Such movement is associated mostly with household stress due to a mismatch between household needs and the characteristics of the current housing situation. This relocation phenomenon results from different factors like politics, and economic and social events (Willibald, Mukiibi and Limbumba 2018, Oh 2020).

According to George Sabbagh and his colleagues (1969), residential mobility often is a physical expression of vertical mobility that is shown as families rise in social class position; they often change their residence to accord with their class destination. He also adds that the leading factor is housing deterioration that needs for frequent repairs may lead to better housing that suits their class or level (Sabagh, Van Arsdol and Butler 1969).

Will Clark (2017) said residential mobility is motivated by the decision to move from renting to owning or going from smaller to larger houses. Clark adds that the housing movement has its consequences because of long-distance movement which often leads to changes in community, economic zones, and occupation.

2.3.3 Factors Affecting Social Mobility

Social mobility is found to be easily affected by different factors that determine the degree, direction, and type of social mobility in society. Some factors have an effect on upward mobility chances, including segregation, housing, transportation, family formation, schools, jobs, and institutional racism, to name but a few (Reeves and Pocinki 2015). When we come to Alex Nun and his colleagues (2007), there are different factors that influence social mobility that they listed, which can be categorized into three main parts.

Subjective Factors

These factors are based on the personal status of the individual or society and can be said to be internal factors to the subject, whether physical or emotional. These factors, such as age, skill,

performance, motivation, early childhood influence, and health, are major and considerable factors that could determine the social mobility of individuals in society. According to Alex and his colleagues (2007) there are factors that can be mentioned as internal factors that affect social mobility that are raised by the personal behavior or culture of the individual or society.

Social and Cultural Factors

The social and cultural factors are those that are external factors that affect the subject from different sources around. A lack of positive role models, peer pressure, poverty of ambition, and risk aversion may serve as barriers to social mobility (Nunn, et al. 2007). A major factor in social mobility is thus social change that of various kinds, economic, social, political, legal, technological, and other, has an effect on social mobility. Cultural capital can influence social mobility; for example, it can help middle-class families to confer social advantages on their children, increasing their potential to move upwards and protecting them from downward movement in the social hierarchy (Nunn, et al. 2007).

Policy Factors

It's among the main factors among the other factors that very much determine the social mobility by influencing the socioeconomic characters of the society by its approaches to overall development. These policies are as stated by Alex and his colleagues (2007), policies related to economic improvement, employment and labor markets, educational and infrastructure development, including housing. On the other hand, Vegard Iversen, Anirudh Krishna, and Kunal Sen (2021) recommended six policy recommendations to the United Nations research that are about helping improve social mobility; among them, half of them are proposed to improve social mobility. These are investing on human capital, creating better opportunities, and ensuring and protecting against downward mobility. In addition to that, Richard Reeves and Allegra Pociński (2015) put on an expert panel, suggesting some concrete policy solutions that can influence mobility for good, and among them, half are related to housing. thus are

- Target housing vouchers more effectively.
- Build public housing in low-poverty areas, instead of high-poverty ones.
- Better enforcement of fair housing rules.
- Invest in infrastructure.
- Promote school choice
- Reform exclusionary zoning laws

Miller and Pamela Roby (1971), discuss social mobility from a presentation of the facts and patterns of mobility to explanations of these patterns to an analysis of policies that might induce changes in the profiles of stratification and mobility of society. Social mobility can no longer be considered a residual or a derivative of immutable structural trends, rather it is a variable that is affected by public policy, whether through acts of commission or omission (Miller and Roby 1971).

Another factor related to policy is the geographical mobility that is related to location change, which is induced by the development of industrialization and mass housing in urban areas (Nunn, et al. 2007). In these essences, location and special factors can also affect social mobility, as geographic mobility has always been an important means for people to achieve social mobility. As Simone (2006) depicted, many move for good to improve their conditions and to obtain better life chances, both for themselves and their children. The location and special factors on social mobility have influenced mainly employment by separating people from work geographically and education achievement by causing disadvantages with the school's geographic location from the families (Delorenzi 2006).

Among the factors that influence mobility, housing is one of them, and the housing aspect has been very little discussed within the social mobility topic, even though it may have an important role in it. In the book "Pathways to Social Class," by Daniel Bertaux and Paul Thompson (2007). Housing has been indicated as less studied by sociologists of social mobility, despite the fact that the need to take into account the crucial relevance of housing in the construction of social class has long been argued. Because of this, most scholars suggest that housing can be a strategy in itself so housing would be important for the social mobility of families (Buba 2015).

2.4 Probing Generational Social Mobility

The distinction between the amount and distance of mobility is often wholly ignored in mobility studies that the amount involves the proportion of individuals who are upwardly or downwardly mobile within some stratification system (Westoff, Bressler and Sagi 1960). The distance of mobility, on the other hand, is a measure of the number of "steps" of upward or downward movement traversed by an individual or a group.

In a research paper, Getinet Haile (2016) used both monetary and non-monetary economic status measures in examining intergenerational mobility because it provides a more comprehensive

account of mobility, because of the influence of family background on economic and social inequality and the researcher used the non-monetary approach which offered a broader account of intergenerational mobility as it depicts mobility in both economic and social status. The author insisted that investigating intergenerational mobility on a range of different measures, such as educational attainment and occupational status in addition to income, and also not to understate the influence of family background, thus may provide a more comprehensive picture of intergenerational transmission (Haile 2016).

In another research Timothy Biblarz and his colleague (1996), studied social mobility across three generations, they performed an approach model to discuss social mobility. The way they undertook the survey rather than assessing each three generations they designed a question that asks the other two generations by asking one question. The questions they provided are like "*What kind of work was your father doing when you were a teenager, about 16 years old?*", "*What kind of work were you doing when your children were teenagers?*" on different generation groups, the grandparent generation, the parent generation, and the child generation (Biblarz, Bengtson and Bucur 1996).

2.4.1 An Intragenerational and Intergenerational Mobility Study

To begin with, it needs to study what is generation, to understand the concept of intergenerational and intragenerational theories. Jennifer Abrams and Valarie Von-Frank (2013) redefined Tolbize's (2008) theory of generation as an identifiable group that shares birth years, age, location, and significant life events at critical developmental stages. Members of a generation share experiences that influence their thoughts, values, behaviors, and reactions. Another definition and specified length of generation by Benet is the time it takes for the father to be succeeded by a son, 'usually taken to be about thirty-three years' (Berger 1960).

Intragenerational and intergenerational mobility is not an easy task they are difficult to obtain suitable data. Because either they will be prospective, which means it is most likely design only or the data will be retrospective (Sørensen 1975). Such research focuses on retrospective, because retrospective life-history data in contrast may enable the observation of every act of mobility undertaken by respondents throughout observation. The main drawback of these data is possible errors of recall.

Charles Westoff and his colleague (1960) discussed the idea of intergenerational mobility which involves a person-to-person comparison of the social stratum achieved by sons, fathers, and even grandfathers at comparable periods in their lives. Intragenerational, or occupational mobility, is a concept that usually has been restricted to occupational changes, and refers to the mobility of the same individual from the time of his first full-time job through his working lifetime (Westoff, Bressler and Sagi 1960).

Another study model of intergenerational mobility by Joseph Lopreato and his colleagues (1970), deals with a status age of when the two generations get to their life achievements. According to them, this study model is at which age is achieved by the father and the son in terms of occupation.

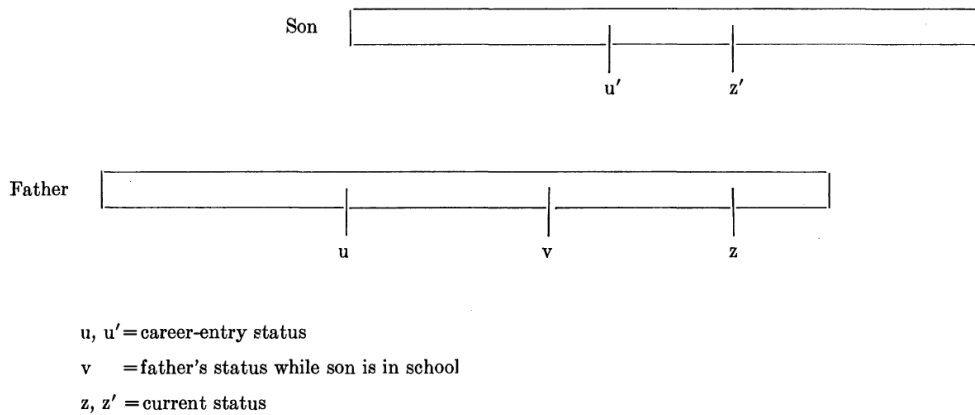


Figure 2-2 Lopreatos (1970) theory of intergenerational mobility study model

2.5 International trends and cases of social mobility and housing

Social mobility has particular salience for developing countries that according to Vegard Iversen (2019), after independence from colonial rule, opportunities remain unevenly distributed, and inequality has risen markedly. The combination of high and rising inequality, ethnic, gender, and geographic differences, and low social mobility portend poorly for social and political stability (Iversen, Anirudh and Kunal 2019). While it is generally accepted that some level of mobility in society is desirable, there is no consensus agreement on "how much" social mobility is good for or bad for society. There is no international benchmark of social mobility, though one can compare measures of mobility across regions or countries or within a given area over time (Causa and Johansson 2010).

Social mobility in developing countries has not been studied in the same depth and extent as in developed ones and has never been covered enough alone or related to housing or any other issues,

LITERATURE REVIEW

where there is much fast urbanization and social movement (Iversen, Krishna and Sen 2019). The reasons for the mobilities of families are based on different backgrounds, like income improvement, educational improvement, and occupational improvement which all lead to livelihood improvement in the city which is indicated by the house they live in (Iversen, Anirudh and Kunal 2019, Torche 2019).

Vegard (2019) reasons that most of the stylized facts on current possible drivers of mobility are derived from empirical analyses of high-income countries, and social mobility is measured by different methods based on different variables. For example, the Shorrocks Index (Tang and Ni 2019). Since only a relatively small share of the world population currently lives and works in this group of countries, a natural question is whether the findings from these regions can easily be extended to the much larger pool of the world population living in the developing world (Iversen, Krishna and Sen 2019).

There is little systematic international evidence about the impact of housing especially government-assisted social housing on upward mobility because housing is not widely seen or studied as a driver of social mobility (Buba 2015), especially in developing countries. Much more emphasis is conventionally attached to the role of education and occupation in shaping people's ability to climb the income ladder. Research in developed countries studying the relationship between housing and mobility tends to consider housing in general rather than a particular housing type (Justin, Ivan and Andreas 2020).

Visagie Justin and His colleagues (2020), found that there is little upward progression for tenants in social housing because most of them seem to remain in chronic poverty in the United Kingdom. This is linked to the fact that a high proportion of these households are persistently unemployed or economically inactive. Because of that social housing in the United Kingdom does not generally function as an escalator, at least not anymore (Justin, Ivan and Andreas 2020). This means it operates more like a safety net than a trampoline that bounces people back into the labor market and out of poverty.

In South Africa, the extent to which social housing provided by the government enhances upward mobility is likely to depend on many factors, as Visagie and his colleagues studied. Whereas they have found at least four different factors that improve social mobility (Justin, Ivan and Andreas 2020).

- First, the characteristics of beneficiary households (such as their education, employability, age, family size, and aspirations) are bound to affect their prospects of advancement.
- Second, the rent level, quality of the housing, and supplementary services available are likely to influence the progress made by tenants– the more support they receive the better.
- Third, the location of the housing and its access to jobs and public facilities are also bound to affect their chances of success.
- Fourth, the wider labor market and the strength of demand for the kinds of skills possessed by tenants are likely to be important in influencing their prospects of rising out of poverty.

2.6 Housing and Social Mobility

Housing has been universally accepted as one of the three essential human needs besides food and clothing. As the basic and indispensable human need that determines healthy living conditions, it encompasses and determines developmental, psychological, health, social, and economic aspects of human life (UN-Habitat 2001, Michalos 2014). Housing is more than physical shelter and the residential environment consists of not only the dwelling units, but also the site and setting, neighbor and community, municipality and public services habitability and accessibility, rights and responsibilities, costs, and benefits (Buba 2015, Giddings 2007). Beyond that housing must be of good quality in terms of availability of adequate space for privacy and mobility and physical condition of the houses (Bihon 2009).

2.6.1 Housing and its forms

Housing can be found in different forms due to its use, type, intention, and development. Among them are government-subsidized housing is one of the housing forms that developed around the world in the form of different housing types, condominiums are the main types. According to Abay Asnake (2007), a condominium house is defined as a building for residential or other purposes with five or more units and common elements, in a high-rise building or a row of houses and includes the land holding of the building. Especially in developing countries, condominium housing is in the form of a government-subsidized housing scheme built by using public funds which can support the construction and they are building complexes containing units owned by individuals and common areas owned jointly by all the unit owners (Gorems 2016).

Mainly government-subsidized housings are related to affordability to enable low- and middle-income households to own houses or improve their household socioeconomic status related to

housing (Gorems 2016). These housing can be in different schemes to address different levels of society using different subsidy techniques. Through this technique, the government aims to finance and construct much-needed accommodations giving priority to the interest of middle and particularly low-income households (Merkebu 2014). Because of such and other reasons, government-subsidized housing is well known for its affordability schemes than other types of housing.

2.6.2 Affordability of government-subsidized housing and Social Mobility

The term affordability is defined simply as the ability to pay or buy, whereas specifically according to Amin Kamete (2001), affordability is not only the ability to pay or buy but also include that people can and want to spend money on expenses related to housing. In this essence, when it came to housing affordability, it approached it in two ways: the cost-reducing strategy and the income-generation strategy. As stated by Selam and Abebe (2018), government-subsidized housing is mainly related to the cost-reducing strategy of affordability, and sometimes income improvement. If houses remain constant, they will be affordable for lower- and middle-income groups. However, if there are price adjustments due to price escalation of construction materials, the housing scheme might end up being unaffordable to the target groups (Yohannes and Dinku 2018).

Housing typically takes up a major proportion of household expenditure and thus it certainly plays a critical role in shaping the pattern of income inequality and social mobility (Tang and Ni 2019). Affordability has a big and the main considerable impact on the social mobility of a family on the housing ladder because it can inhibit or prohibit one status on the ladder. Because housing affordability is directly related to the need for mobility, better affordability can promote upward social mobility (Braun 2016). Bad or unaffordable housing can lead to reduced entertainment spending and obligated households to make careful calculations in their daily expenditures that could compromise other household needs in order to set up payments for house-related expenses (Wang, Han and Lim 2012).

Affordability is the most controversial aspect of housing. For example, in Addis Ababa where the kebele house and agency house are very affordable for tenants living inside, because of different reasons. Whereas condominium houses are very unattractive to afford for anyone with a lower income, relative to the other types of housing on the housing ladder (Mohammed 2017).

According to the Cambridge University (2022) dictionary definition, the housing ladder, which is very related to the affordability of houses, is defined as a series of stages, starting with a lower-status house and going up to high-status housing that someone buys a small or cheap home first, and is able to buy a bigger or more expensive one next. In this case, the housing ladder is a series of house types with different statuses, starting from a cheaper one up to an expensive one in price and quality to reside in the form of a rental to complete ownership in any form of affordable house. As James Banks and his colleagues (2015) explained, it is when people may start by moving out of the parental home into a small rented or purchased unit of their own. When they marry, they may know that two may well live more cheaply than one, but they generally do not want to live in smaller places and often want to own a bigger but still modest first home.

2.6.3 Government-subsidized housing as a factor for social mobility

According to Yang Tang and Xinwen (2019), there is an implication that housing tends to amplify inequality and slow down social mobility when houses can only be unaffordable to the public or purchased by a small group of people in the economy or society. When social mobility in one society is harder, more families will be trapped in the same economic group or socio-economic status, which makes it relatively large (Tang and Ni 2019).

Visagie and his colleagues (2020) stated that a society may benefit from different impacts of socio-economic advantages, which are particularly important in highly unequal and stratified societies that have low social mobility. The scale of these impacts may be influenced by characteristics of the housing itself (the cost and quality of the dwellings), features of the housing project or complex (its socio-economic status and the level of personal support provided), and its location and neighborhood characteristics (access to jobs, good schools, public transport, etc.) (Justin, Ivan and Andreas 2020).

The benefits of housing especially government-subsidized, to upward mobility, may be single-time and fairly immediate, arising from households moving from substandard shelter in the urban center to better quality housing in locations with access to new opportunities. However, Visage (2020) states that the benefits may be prolonged if these households are exposed to supportive living environments that help them acquire new skills and competencies, develop new social networks, and pursue new initiatives. Because of that benefit the households may make crucial

savings from the subsidized houses and use them to spend on food, education, healthcare, or for some future need (Justin, Ivan and Andreas 2020).

2.7 Government-Subsidized Condominium housing and social mobility in Addis

2.7.1 Condominium housing development in Addis Ababa

As marked in an earlier part of this paper the government started providing houses officially in 1975 after the national proclamation of nationalizing extra land and urban houses. At that time the government provided kebele houses and agency rental houses (Dergue 1975). These houses have been transferred to households in need and also to previous renters in the houses at affordable and minimum rent prices, which are under 100 ETB monthly (Haileyesus 2014).

After the regime change in 1993, the concept of mass housing was introduced as the condominium development in 2005 by a government sponsor (Gorems 2016). The GTZ introduced its operation in Ethiopia regarding low-cost housing, as it had already existed for many decades, primarily in providing technical support and building capacity in building construction. (Charitonidou 2021).

A) Addis Ababa Grand Housing Program (AAGHP)

The Addis Ababa Grand Housing Program (AAGHP), launched in 2004, was integrated into the IHDP in 2006. The program aimed to expand preliminary tests into a full-scale housing program during the second phase of the Low-Cost Housing project (LCH) in 2002-2006. (Delz 2016, GTZ 2005). The Ethiopian government's 'Plan for Accelerated and Sustained Development to End Poverty' (PASDEP) supports this program, aiming to enhance the housing supply for low-income individuals (Mekonnen 2017). The AAGHP, launched in 2004, partnered with GTZ and MH Engineering to design 20,000 units on 20 new sites, adjusting housing slightly during construction to implement nationwide problems (Delz 2016).

B) Integrated Housing Development Program (IHDP)

The program was initiated after the AAGHP, which was launched in 2004 and was integrated into the IHDP in 2006 to operate on a national level (Delz 2016). The program allows low-income and middle-income households, who typically live in precarious housing situations to access improved housing. Through the construction of durable, fully-serviced housing units the program greatly improves their living conditions, security of tenure, and access to basic services (UN-Habitat 2011).

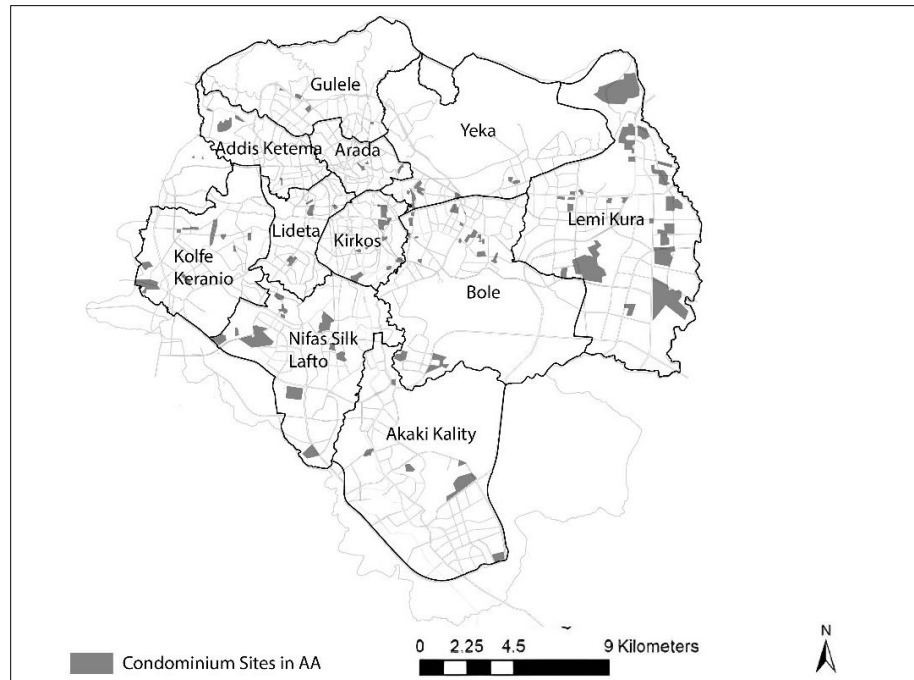


Figure 2-3 Condominium sites in AA (adopted from AAHDAB and Charitonidou 2021)

The registration for condominium housing applicants in Addis Ababa was conducted twice. The first was conducted in 2005 and the latest one was conducted in 2013. During the first registration, it was conducted simply based on the classification of applicants in terms of their demand. There were four options for applicants in terms of their ability and demands (Gorems 2016). According to the UN-Habitat (2011) report condominium housing has four typologies as follows: -

- Studio: one small room with a toilet.
- One bedroom: this has one bedroom, kitchen, living room, and toilet.
- Two bedrooms: this has two bedrooms with kitchen, toilet and living room.
- Three bedrooms: it has three bedrooms with a living room, kitchen, and toilet

The programs include the delivery of affordable housing, the purchase of which is then financed at subsidized interest rates and it aimed “to reduce the overwhelming housing backlog, estimated at 300,000 housing units, and to replace 50 percent of the 136,330 kebele houses (Charitonidou 2021). The three schemes of housing provision were supposed to target the financial capacities of the families through lottery for the public and the families or individuals who win lotteries and/or who are displaced from their houses for renovation programs are provided condominium housing units (Council 2019). Both groups are expected to pay a calculated percentage (20,40 and 10) of

LITERATURE REVIEW

the total price of the house as a down payment that can be saved over a while at the government-owned Commercial Bank of Ethiopia (CBE), which is also the mortgage provider for the remaining 90, 80 and 60 percent respectively (Yohannes and Dinku 2018).

Table 2.1 IHDPs' Public House Scheme Description

Housing schemes	Size of the apartment	Total cost (ETB)	Cost per sq. m.	Monthly payment to the bank (ETB)
10/90 (10% saved and 90% the loan provided by the CBE)	Studio (31 m ²)	67,320	2,171.60	187.00
20/80 (20% saved and 80% loan provided by the CBE)	One bedroom (50 m ²)	127,000	2,540	302.40
	Two-bed rooms (70 m ²)	224,000	3,200	533.30
	Three-bedrooms (85 m ²)	304,000	3,576	723.80
40/60 (40% saved and 60% loan provided by the CBE)	Two-bed rooms (50 m ²)	701,270	4918	4,675.1
	Three-bedrooms (70 m ²)	847,650	4918	5651
	Four-bed rooms (85 m ²)	950,000	4918	6333.3

(Source; Yohannes and Dinku (2018))

The 20/80 and 40/60 programs respectively for middle-high-income earning households. The 10/90 program has its target of largely low-income residents, primarily civil servants, earning a monthly income below ETB 1000 (MUDHC 2014). Program costs appear to exceed the initial estimates, probably due to the shortages of building materials and high transportation costs (World Bank 2009).

A) Registration and Delivery of condominium houses

The first registration was made back in 2005 when the project was about to start and all the houses available were in the 20/80 scheme (Gorems 2016). The second-round registration was made in 2013 again with additional housing options which are 10/90, 20/80, and 40/60. The requirements for the registration were a kebele ID which shows they are currently living in the town they are registering, an individual who does not own a house or a plot of land in the city but it doesn't rule out the high- and middle-income groups (Kelkay 2019).

B) Delivery of condominium houses

To make the delivery system, the housing units are allocated through a computer-based lottery System. In the lottery system, 30 percent of units are allocated to women because of the affirmative action that where the government is taking (AAHDAB 2010). At the beginning of the program,

there were no special provisions for the elderly and disabled, but if their name is drawn in the lottery, they have the first choice in choosing a ground-floor condominium. But recently, 5% of the lottery is given to the disabled and 20% to government workers. According to Nardos Kelkay (2019), The program restricts the resale of condominium units, with beneficiaries not allowed to re-sell their condominium for five years from the date of taking over the property.

2.7.2 Trends of social mobility in condominium housing in Addis Ababa

As mentioned in the earlier part of the literature review, social mobility has been discussed less or none in the context of developing countries just like Ethiopia. In addition to the absence of research on the topic, there is also the absence of precise policies and strategies toward it which shows that there is a lack of awareness in the area of the discussion. Regarding housing with this essence, cannot rush to the conclusion that there is no social mobility in the city because there are some indications (Charitonidou 2021), but it's not studied properly and extensively in different categories and professions.

Social mobility should be in many forms in terms of dimensions as discussed earlier. Some local researchers discuss directly and indirectly the term or the concept of social mobility, among them some are directly related to housing, and others are not. The first research study, which is related to mobility by Getinet Haile (2016) about intergenerational mobility in income and economic status in Ethiopia, is because intergenerational mobility is one of the dimensions of social mobility, and economic mobility is one way of indicating social mobility As Getinet discussed in his research paper he examined the extent of intergenerational mobility in monetary and non-monetary economic status between young adult children and their parents in Ethiopia using data from two most recent and comprehensive national labor force surveys conducted in 2005 and 2013 (Haile 2016). According to Getinet the level of intergenerational mobility in society is thought to reflect the degree of equality in economic opportunities the society. Examining the distributions of income and economic status between successive generations plays an important role in this regard. such a paper aims to make it easier to understand intergenerational mobility in income and economic status in Ethiopia and investigates the extent to which inequities in income and economic status are transmitted across generations (Haile 2016).

Another local research conducted by Planel and Bridonnean, (2017) was on Jemo condominium residents who are rehoused from Arat Killo, which is a city center where the condominium is

LITERATURE REVIEW

located at the periphery of the city. There is social differentiation among condominium residents between the tenants and the owners because of access to housing, and ownership is the key component of moving up the housing ladder. According to Planel and Bridonnean (2017), condominium housing provides undeniable opportunity for social mobility, but it also comes with problems that compromise the household's economy because of the loan payment and the down payment.

Another research is about the movability of residents from kebele houses to condominiums, which is considered to be an indication of mobility of the community whereas the reason differs was the research entitled 'Moving to condominium', studied by Agazi and Alula (2013), they have studied both communities that were going to reside in the condominium and who were living in the condominium by the time the research was done. One of the issues they have discussed is the eviction or forced relocation of slum area dwellers in Addis Ababa by the government which can be said to be forced mobility (Tiumelissan and Pankhurst 2013). The condominium housing has attractive and appealing properties which can determine the need for the households to mobilize including the types of houses, the payment mechanism, floor number the units located the registration, and the transfer process (Tiumelissan and Pankhurst 2013).

Another study by Nardos Kelkay (2019) examined the satisfaction level of condominium users in two sites in Addis Ababa and tried to find the main satisfaction and dissatisfaction parameters of the condominiums which the residents were in favor or not of the condominium houses. She found that their respondents expressed a preference for condominiums because they represent a modern way of living, and most respondents are not sure where they will end up living after the relocation, due to their inability to afford any form of alternative housing (Kelkay 2019).

As Mariana Charitonidou (2021) discussed in her book chapter 'The Move from Kebele House to Condominium: The Myth of Social Mobility', She noticed that there is mobility induced by the government to rehouse the poor in Kebele houses to a condominium. As she marked despite the efforts of the UN-Habitat to support a narrative claiming that condominium houses offer the possibility for social mobility, which was not always the case there have been efforts by household owners to increase their income and improve themselves by taking measures like renting out their units (Charitonidou 2021). The UN-Habitat (2011) report adds to this, by referring to the government, the recent estimates suggest that in total up to 70 percent of homeowners rent out

their condominium (either the whole unit or a part of the unit in which they continue to occupy) to increase their income to ease the struggle of paying back their bank loan, and/or receive a regular income.

In many cases, the condominiums are, in the end, inhabited by middle-income citizens instead of low-income ones even though the IHDP was originally conceived as a pro-poor housing program (Bihon 2009). Very often, the low-income owners of condominium units are forced to rent their apartments to middle-income residents. This shows that the social classes of the condominiums are in a state of becoming upper class (Charitonidou 2021). Lately, the government appears to support condominium homeownership becoming a tool by which beneficiaries can generate considerable household income through renting out their condominium, moving into a cheaper rental place, and using the access rental income for income-generating or other productive activities (UN-Habitat 2011).

2.7.3 Government approaches and condominiums toward social mobility

The condominium housing in the city is mainly driven by the government and the IHDP, for that the government gets help to develop and embrace it with different policies and strategies which intend to issue any thought it has on the development of housing (Council 2019, MUDHC 2014). For this part, the researcher holds a document review, on specific topics, and on some documents which are from the government body to assess and discuss the government and its approach to condominium housing and its intention for social mobility. In addition to that the researcher interviewed these government stakeholders on the issue.

When saying government approach, it means the intentions, the methods, and the process that the government used to address the issue listed as an objective of the development (UN-Habitat 2011). Some issues arise with the government's involvement in housing. Some of them according to the review, are affordability, and economic improvement of households, the transfer and allocation of houses, the social context (if it's related directly or indirectly to the issue of social mobility), solving the shortage of houses, and the legal framework in which the housing development works.

A) Affordability Approaches of IHDP

In the case of affordability, the government documents put some approaches in the process of payment and access to housing to capable the beneficiaries in different ways. In the process, providing subsidized housing is one way of making houses affordable. According to the

LITERATURE REVIEW

MUDHC's strategic plan, the provision of land, and infrastructure and building cost-efficient housing are worth mentioning. And another way of making houses affordable is, the residual payment and grace period provided by the government (MUDHC 2014). Also, another way of making it very accessible and affordable for the low-income group as mentioned in the urban housing supply strategy of the MUDHC is the subsidizing mechanism for the 10/90 housing scheme which they are free of a lease, free of any government service fee and taxes imposed. The process of deciding the price of the transfer of houses to beneficiaries by the AAHDMA's board has many considerations to reduce the price of the houses to make them affordable for low-income groups (Council 2019).

Because affordability and economic improvement are highly interrelated, they have a greater impact on the capability of social mobility of the households. Economic improvement is one way of social mobility which is also known as economic mobility, which is about the gradual increase of income of a household. The economic development issue has been mentioned in most of the documents especially related to urban development which makes it one of the pillars of the documents (MoFED 2010, PDC 2020).

In some of the documents, urban development issues have been discussed under the economic and social sectors' development plans, especially on the GTP. Whereas, the good thing is that the housing development as mentioned in the national report by the MUDHC (2014), the typologies is mainly based on the economic conditions discussed in the policies. According to UN-Habitat (2011), the government appears to support condominium home ownership becoming a tool by which the beneficiaries can generate substantial income through renting out their condominium, moving into a cheaper rental place, and using the access rental income for income-generating or other productive activities which can be a form of economic mobility but they know whether it is intentional or not. This can be considered the best of the program but still, the documents lack some issues despite solving the housing shortage and providing the different schemed houses, it was essential if they consider how families would live in these houses provided as targeted.

B) Housing allocation and Transfer system

On the housing allocation and transfer system the AAHDMA put a clear process of how, and when to provide issues of housing provision. In this document regarding the transfer of houses the issue that can be raised can dictate the housing supply and price to the target group (Council 2019).

Which has a great impact on access to the number of houses and the types of houses. According to the directive its mentioned that there is a priority that is currently active that, there is priority and privilege for women, government employees, and the disabled which is around 55% of the houses that are ready to transfer through the lottery system. Which makes the rest allocated to the public through a lottery (Council 2019). Such cases have another side that led to reducing the regular public number of beneficiaries but the privilege will help improve the housing status of those who have low capability in the public, which is very related to the concept of social mobility.

Another issue mentioned in the directive is that besides the transfer mechanism of houses through the lottery system, there are some cases in which the bureau allocates housing units to people in need because of redevelopment, natural disasters, and special cases from city mayors. Such measures can help the improvement of households in their lifestyle and houses but who knows about life afterward (Council 2019).

C) Solving Housing Shortage

The issue of solving the housing shortage it's one of the pillars where the housing policies started besides improving the living conditions of the urban society by providing adequate houses back in the GTP. Most of the policy documents recognized that there is a housing shortage despite the efforts made by the government with the help of different strategies, policies, and plans to address it (MoFED 2010, NPC 2015, MUDHC 2014). According to the AAHDAB, the GTP aimed to provide 360,000 houses (400,000 houses on the national report) and provided 200,000 houses and transferred only 119,000 houses in Addis Ababa (AACPPPO 2017).

To address the shortage, despite the effort, the backlog forced to recalculate the houses number needed to be planned in the policies from the beginning of the GTP II the backlog was 2.25 million units and in the 10-year policy the government planned to provide 4.4 million housing units in different mechanisms (PDC 2020). Some of the above estimations have considered the urban inner-city redevelopment, and new housing development for new family formation and upward mobility of households because a better housing supply would facilitate social mobility by widening the housing options.

D) Institutional Framework and Social Mobility

A housing development is a multi-sectoral development that connects different sectors because of its characteristics and the nature of how it runs. Because of this property, for overall housing

development many parties from different sectors should be involved in the development with their respective responsibilities. In this situation, the policies and strategies of a government would create platforms to facilitate the involvement of these parties and sectors. In the document reviewed, it was tried to find out the working platform and legal framework where the government bodies are responsible directly or indirectly for housing development (Council 2012). Because the documents show less information on the organizational bodies' communication and responsibilities for their duties in the development.

For example, the condominium proclamation suggests the formulation of the housing sector in lower structures of government which consider every aspect of housing development. Whereas, the MUDHC mandate has nothing to find how and who works with it according to the housing development and social issues, even if there is a ministry for labor and social affairs (F. HoPR 2003). This is also true when it comes to the AAHDAB, in the re-establishment document of the city. It has not mentioned social affairs that can make the bureau work with the parallel bureau of Women and Social Affairs of Addis Ababa city. However, this bureau has the power and mandate for creating and developing appropriate strategies for various services by the city government and others. Also, have the responsibility to study and develop strategies for eliminating social problems and social evils that harm the community from any aspect including the housing policy and its implementation (Council 2012).

2.4 Summary of Literature Review

In the previous parts, it is discussed many things which are directly and indirectly related to social mobility and the provision of government-subsidized housing. Starting from the meaning of social mobility, different scholars have discussed it but the general and basic notion of social mobility is that it's any movement of an individual or family on a social stratum because of different social factors. As discussed, social mobility is multi-dimensional in its concepts and types, according to its core principles. So, types of social mobility can be listed as intergenerational mobility, intragenerational mobility, vertical mobility, economic mobility, educational mobility, and occupational mobility are the basic ones that can be mentioned and can affect society.

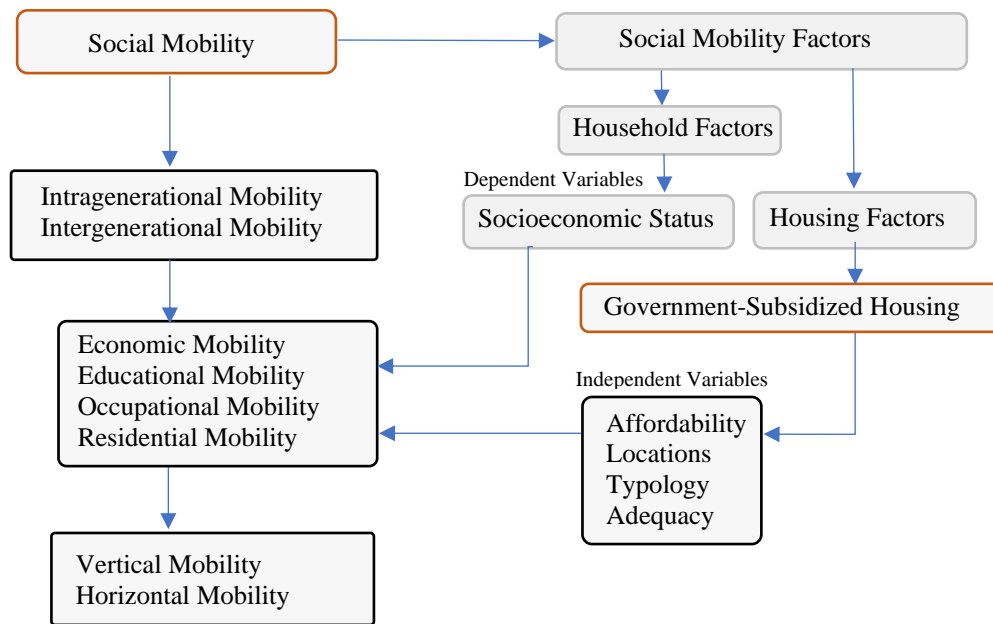


Figure 2-4 Conceptual Framework of social Mobility and housing relationship

Social mobility is created because of the creation of social stratum in society due to different reasons. Because social stratum is a way of social acts to encourage good deeds and discourage bad deeds to reward a relative level for anyone. According to Davis, the reward or the punishment could be moved from one layer to another on the social stratum hierarchy. Because that's what a healthy society will do to fairly act on the society that it's essential to keep social mobility.

Social mobility can be affected by different factors from different sources such as the nature of the society, and policies of government to lead to development, affecting any social context of the society. Among these policies, including urban development and housing policies, the government can be mentioned for its vital role. Some international experiences (not the third-world countries) like Europe, Asia, and America, showed that social mobility is essential and brought some benefits to their societies. Also, their governments give enough attention and correction to social mobility with the help of different policies.

One of the factors related to social mobility is the devolvement of government-subsidized houses, it's very vital because it can mobilize a massive number of families which can affect healthy social mobility if it's not controlled. Among the characteristics of government-subsidized housing development, affordability is one of them that directly affects the households in the development because it can influence the economic capacities of the households. Because economic

improvement is one of the social mobility indicators it can be said that government-subsidized housing can influence social mobility directly.

2.4.1 Contextual Review Summary

Ethiopia started mass housing 20 years ago and has been implemented till now, with some experience in the city of Addis Ababa. In Addis Ababa with a great development policy, government-subsidized condominium housing began to shape the city eagerly. The AAGHP and the late IHDP are the notable ones. Those projects provided different types of houses with alternative affordability schemes in different parts of the city. Its allocation is based on the registration of eligible residents and a lottery system to identify and allocate the beneficiaries to the houses.

The trends of social mobility in the city haven't been studied in depth, specifically in relation to housing. Especially related to the massive government-subsidized housing development, there is some research there from an economic perspective and another about the transition from kebele houses to condominiums. As mentioned earlier, the condominium development resulted in a huge movement of families from house to house in the city, whether it was forced or voluntary. Even if social mobility is not monitored, the concepts are being seen in society and creating different types of social strata. The major exodus expected to happen considerably was the movement from the kebele house to condominium houses, according to research.

About the involvement of the government and its gaps (especially the policy gaps) in housing development and social mobility through its policies to manage and drive the development of its sectors, such as economic and social aspects. As found in the documents reviewed, the government policies for housing are somehow effective and multi-sectoral, except considering the social aspects up to recent times. Whereas regarding social mobility in its policies, the government is shorthanded in discussing them directly in its policies and strategy. However, the policies related to housing are mentioned as concepts and acknowledge that they can improve, and sometimes these policies also discourage social mobility in society.

Regarding the government's approaches toward condominium housing and social mobility, the affordability approaches it used where the government comes up with different methods to enable the users to improve the economic capacity. The housing allocation and transfer systems also facilitate the transition in social mobility to help families in desperate need further upward by

assisting own a house and increasing access to housing in society. The social aspect that gets the attention of government policies lately aims to improve the lifestyle of society by enabling socioeconomic benefit to society through housing development directly and indirectly.

Beyond government policy gaps, social mobility as mentioned earlier part, is not covered as needed in the research regarding government-subsidized housing. While the research gap is a reason by itself that created a lack of awareness, it is also a consequence that the government has policy gaps regarding government-subsidized condominium housing and social mobility.

2.4.1.1 Contextual Framework

This contextual diagram tried to show how the condominium, as government-subsidized housing, is assumed to be for the low-income group in the form of IHDP. It is delivered in different schemes, especially the 20/80 scheme, which was transferred through a lottery for residents from different backgrounds. And currently, these condominiums are owned by these lottery winners, residents allocated by the government on a special case basis, and buyers who purchased them from the lottery winners. These residents have come from kebele houses, private rental houses, private houses to the condominium houses.

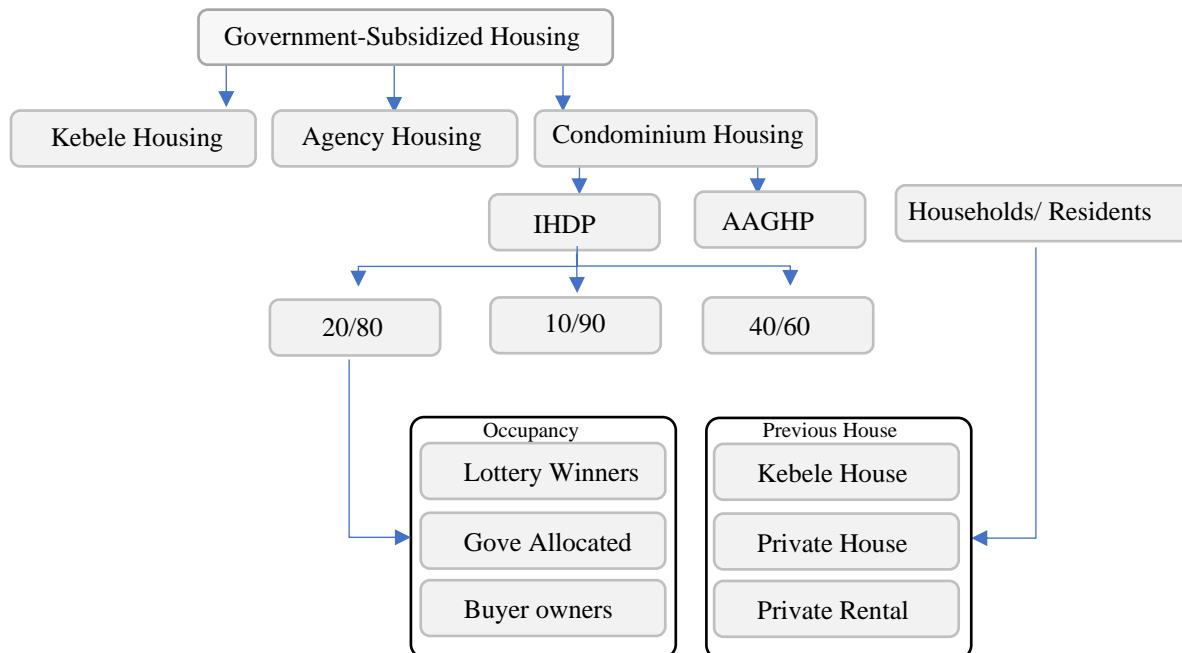


Figure 2-5 Contextual Framework of condominium housing delivery and occupancy

CHAPTER THREE: METHODS AND MATERIALS

3.1 Chapter Introduction

This chapter explains the research method used and the reasons for its choice. In addition, the research design, types and sources of data, reasons for case selection, locations and samples, and techniques and tools used to collect them are discussed. Data analysis and presentation techniques as well as the technique used for validation are also covered.

3.2 Research Design

This research used an explanatory descriptive research design to describe the situation or cases studied. The research is conducted in a research process that helps the researcher collect, analyze and present information in a scientific manner. The research explained the aspects of the housing topic and addressed what and how questions of the research. The study is framed with theories, international cases, and local contextual reviews in journals and research. The following diagram shows the process of steps taken by the research and the way it produced results.

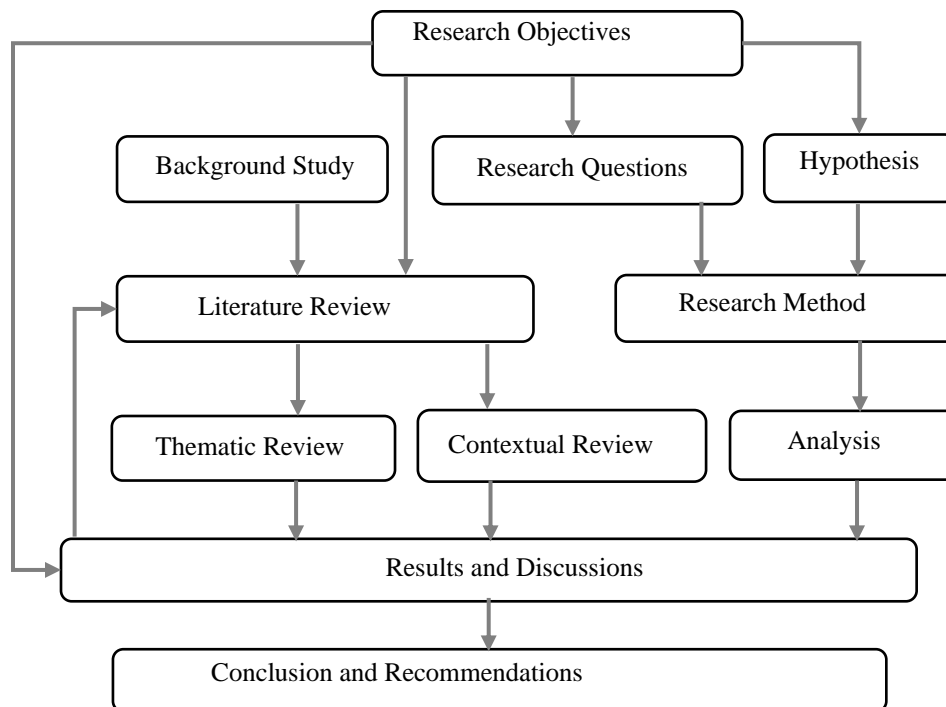


Figure 3-1 Research Design Diagram

3.3 Research Method Selection and Sampling Design

The case study method is useful for such study to investigate real-life events like individual life cycles, small group behavior, organizational processes, and neighborhood change. This research methodology is used to answer the questions of 'how' and 'why' in real-life contexts, retaining the holistic characteristics of real-life phenomena (Creswell 2009). In addition to that, the case study is conducted through the collection of both qualitative (open-ended) and quantitative (closed-ended) data in response to research questions and objectives. As researcher should select one of these methods of collecting the data taking into consideration the nature of the investigation, the objective and scope of the inquiry, financial resources, available time, and the desired degree of accuracy (Zegeye, et al. 2009), suitable sampling technique is selected for the case study.

3.3.1 Case Identification and Case Study Sites

The case selected for the research to supplement the study about government-subsidized housing by the IHDP in Addis Ababa City. The housing project, locally known as condominium development, takes place in different parts of the city of Addis Ababa. The study was conducted on the 20/80 scheme of the development project for the reasons that it was introduced in mass numbers in the city and it's going well, unlike the other two schemes.

3.3.1.1 Case Study Site Selection and Criteria

The case study examined condominium sites in Addis Ababa, focusing on residents assigned by lottery, buying from someone else, or renting the houses. The study examined common characteristics and compared aspects of these sites, aiming to understand the social and economic stories of residents. The researchers chose two sites based on research objectives and validity factors for a comprehensive understanding.

A. Selection criteria

The selection criteria for housing development include transfer time, price, and location, along with the limitations and selection frame of the research scope and research objective. These factors also help compare inner city and outskirts development of housing in cities, considering scenarios and overall contexts.

- **Project type**

The study requires sites under an IHDP, particularly the 20/80 scheme, as they are subject to extensive and massive-scale development, unlike other programs.

- **Time and phase**

The IHDP, particularly the 20/80, has been developed since 2005, requiring sites to be early and latest to locate the earliest and latest condominium residents in the city.

- **Project sizes**

The IHDP sites consist of infill projects and new developments in the city, ranging from the inner city to the periphery. Due to the small number of blocks, drop the infill, so multiple sites should be selected to create an optimal number of samples for the city.

- **Location**

The IHDP development is primarily located in the inner city, mid-city, and outskirts of the city, with housing location being a significant factor in social mobility. To better compare the impact of housing location, sites must include both inner city and outskirt sites.

B. Case Study Site Selection Process

Two study sites were chosen based on the above criteria and summarized the process as follows

Table 3.1 Case Study Site Selection Summarization

Criteria	Favored Condominium sites	Selected site	Justification
Comprehensive Criteria			
IHDP development	Gelan, Mickey Leland, Jemo, Balderas, Gotera, Gofa Mebrat hayl, Basha wolde, Lafto, Bole Semit, Weyra, Mechare, Lideta condominium sites	Mickey Leland site	These sites are selected based on criteria the research scope, research objectives, and research hypothesis rely on to justify it.
20/80 scheme			
Located in Addis Ababa city			
Non-infill projects			
Case one			
Phase one development of IHDP (time)	Gelan site, Miki Leland site, Jemo I site and Bole Semit condominium site	Mickey Leland site	As earlier settlement and its location the Mickey Leland site is suitable for studying social mobility based on different mobility aspects and criteria parameters
Peripheral development (Location)			
Earlier settlement (time and affordability price)			
Case two			
Recent Settlement	Lideta site, Bashawolde site, and Gotera condominium sites	Basha Wolde Site	Basha Wolde is considered the latest transfer time and price and the closest to the inner city.
Inner city development (Location)			
Latest transfer price			

3.3.2 Case Study Sites Descriptions

The researcher purposefully selected these two sites based on the above scenarios, using the criteria for a comparative study of social mobility in a different aspect, resulting in two sites that align

METHODS AND MATERIALS

with the criteria: the Mickey Leland condominium site ([9°03'05.9"N 38°41'56.1" E](#)) and the Basha Wolde Chilot condominium sites ([9°02'00.7"N 38°45'33.5" E](#)).

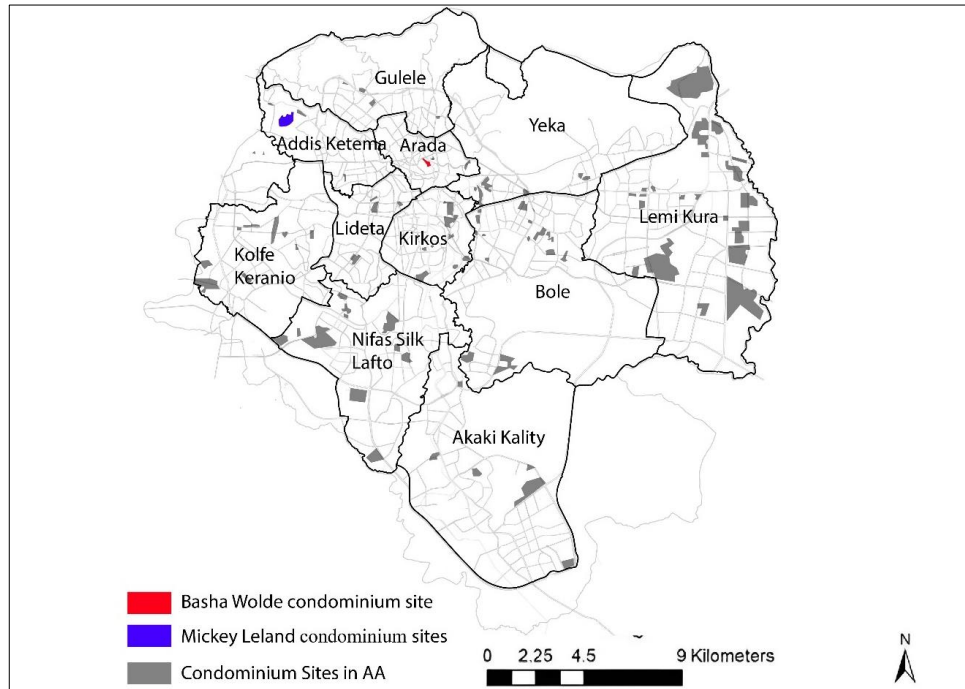


Figure 3-2 Selected sites in Addis Ababa (adopted from AAHDAB and Charitonidou 2021)

3.3.2.1 Mickey Leland Condominium Site

The Mickey Leland Condominium Site is located in Addis Ketema Sub-City, on the western part of the city, and is near Addis Ababa Bottle & Glass Factory. It is one of the first model condominium sites and was completed in 2008. It is built on 27.4 hectares of land, and it has well-built infrastructure (such as asphalt roads, sewerage, dry waste control, health centers, schools, police stations, banks and insurance, bus and taxi terminals, and free open space). Well-organized management and security services are available for condominium residents.

The site has 123 (135 for research purposes) condominium blocks, which are G+4 and G+5 blocks with different block typologies. The blocks are categorized into sub-divisions, which are called sub-neighborhoods (categorized for administration purposes based on their geographical setup by the condominium administration office).

The site has an estimated population of 18,616 in 4657 households. And the housing typologies consisted of a studio, one bedroom, two bedrooms, and three bedrooms that were transferred

METHODS AND MATERIALS

through the lottery, purchased and some of which were government allocated. Currently, the tenants are comprised of original lottery winners, buyer owners, and renters for others.

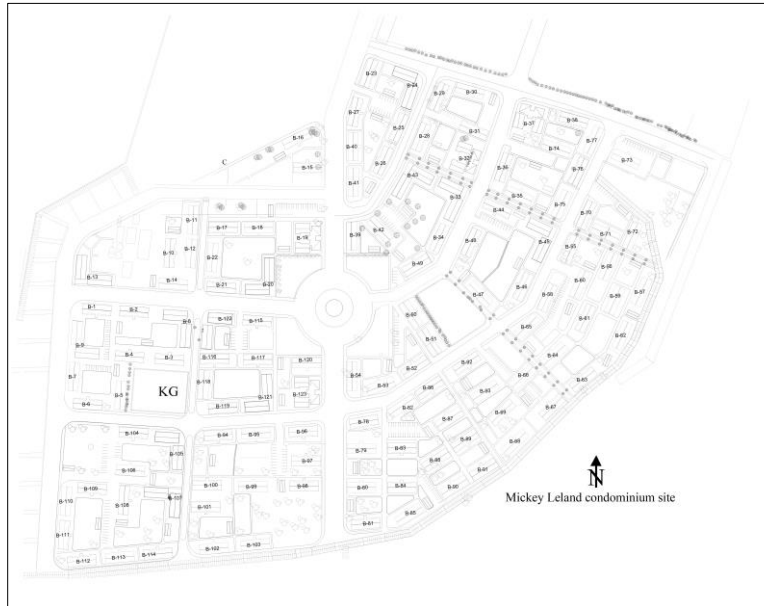


Figure 3-3 Map of Mickey Leland Site (adopted from AAHDAB 2020)



Figure 3-4 Picture of the site showing the Houses in Mickey Leland Site (Researcher 2022)

3.3.2.2 Basha Wolde Condominium Site

The Basha Wolde-Chilot number one condominium site is found in Arada Sub City in Addis Ababa, located in the inner city around the Arat Kilo area. It is one of the sites that built the inner city, which was completed and transferred in 2016 with a lottery. The site is well-built, has the necessary infrastructure, and has two sub neighborhoods. Currently, the tenants are comprised of original lottery winners, buyer owners, and renters for others.

METHODS AND MATERIALS

It has 31 blocks of the G+4 building, which are built on 7 hectares of land. On every single block, it contains studios, one-bedrooms, two-bedrooms, and three-bedrooms, for a total of 25 households per block. The site has two types of blocks that are categorized into sub-divisions, which are called sub-neighborhoods.

These 31 blocks have 775 households with an estimated population of 3,875. And the housing typologies are occupied by transfers through a lottery and purchased from winners. But initially they are transferred to the winner with a price for the studio at 2,483 birr, one bedroom at 3,438 birr, two bedrooms at 4,394 birr, and three bedrooms at 4,776 birr per square meter.



Figure 3-5 Map of Basha Wolde Site (adopted from AAHDAB 2020)

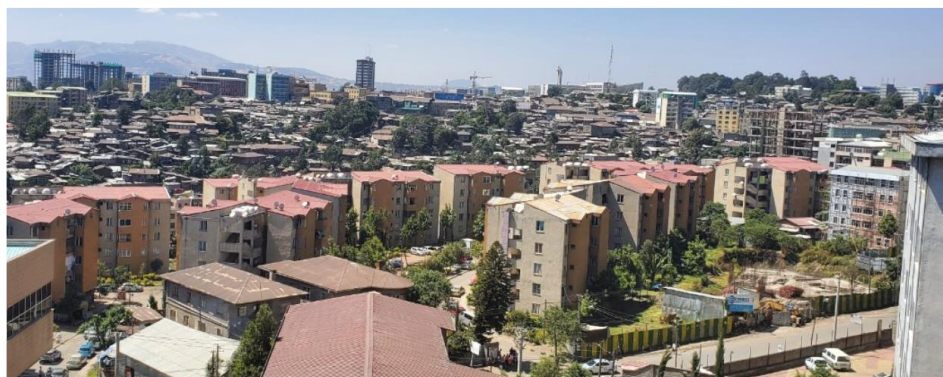


Figure 3-6 Picture of the site showing the Houses (Source Google Map Images 2022)

3.4 Samples and Sampling Techniques

There are several possible strategies from which a researcher can choose. Also, often different strategies are combined, depending on the topic and the target group. The household number and population related to the sites are retrieved from the local authorities and a projection is made by the researcher from that retrieved information. For this study, non-probable sampling and systemic purposive sampling techniques were used to identify the right target sample through a legitimate process (Kothari 2004) to select samples deliberately based on the stratification method and continued with semi-structured interviews and questionnaires for primary data collection.

3.4.1 Sample Stratification Criteria

The survey targets residents of both condominium sites at Mickey Leland and Basha Wolde, selected using sampling techniques. The households provide a set of questions for data collection, based on specific selection criteria that align with the research's objective and intention. The stratification criteria of the sample's households are: -

- Period lived in the units (minimum of 5 years relevant to study social mobility)
- Ownership (Both owner and renters)
- Location of the household on the block (floor level)
- Typology of the unit (Studio, One bedroom, Two-bedroom, and Three Bedrooms)

3.4.2 Sample Size and Population

In the two case study sites, there is a total of 5432 households (775 from Basha Wolde and 4657 from Mickey Leland) that exist and from these houses, 271 (5%) have to be excluded because some units are giving other purposes. Because of the above reason, the net population size is 5160 households to select from, the exact number of samples to conduct the study.

The sample number is determined by the researcher using Japanese mathematician Taro Yamane's (1967) mathematical formula, which the researcher adopted from Tsion (2019), considering to margin of error (5%) and the confidence level (95%).

$$n = \frac{N}{1 + N(e)^2}$$

n -Sample size number

N -Number of target populations

e -margin of error (0.05) with confidence level (95%)

$$n = \frac{5160}{1+5160(0.05)^2} = \frac{5160}{13.9} \quad n = 372.22 \text{ house holds}$$

3.4.2.1 The samples

A total of 351 sample response data have been collected out of 372 (53 from Basha Wolde and 319 from Mickey Leland proportionally) attempted as per the sampling formula. The result received is 49 from Basha Wolde and 303 from Mickey Leland with a total response rate of 94.3%.

Table 3.2 Summary of Sampling Number

Descriptions	Basha Wolde Site	Mickey Leland Site	Total
Household Population	775	4657	5432
Household Population to be excluded	38	233	271
Net household Population	737	4424	5160
Percentage constituency of the total household Pop.	14.28%	85.73%	100%
Number of Sample Households selected	54	318	373
Number of blocks total in site	31	135	166
Attempted Households to interview	62	356	418
Net-collected response questionnaire papers	49	303	351
Failed/ Stricken Questionnaire Paper	5	17	22
Response rate	92.4	94.9%	94.3%

(Source; Survey result by Author)

The researcher created sub-neighborhood blocks at sites to distribute samples evenly, with 15 blocks in Mickey Leland and 3 blocks in Basha Wolde. Mathematical calculations and ratios were used to determine the number of blocks and samples to address in each sub-neighborhood to help distribute the samples evenly throughout the sites.

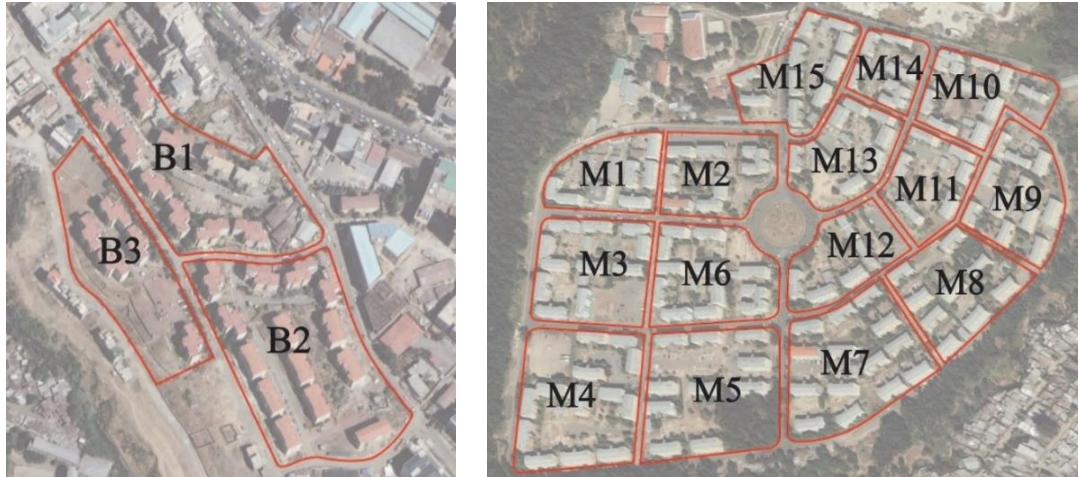


Figure 3-10 Sub Neighborhood of the Basha Wolde and Mickey Leland Site prepared by the researcher

Table 3.1 Sub neighborhood Division and the Ratio of Sample

Sub NB	B1	B2	B3	M1	M2	M3	M4	M5	M6	M7	M8	M9	M10	M11	M12	M13	M14	M15	Total
NH	300	350	125	192	256	360	429	330	396	460	280	360	330	192	160	256	192	192	5160
SH	22	24	8	14	18	26	31	24	28	33	20	26	24	14	11	19	14	14	372
CS	20	21	8	12	17	23	30	23	28	31	20	26	23	13	11	18	14	13	351

*Sub NB=Sub-neighborhood Blocks
 *NH=Number of Households
 *SH=Selected Households
 *CS=Collected Samples

From the total household population of both sites, the number of house typologies has stratified according to their constituency of the total population. Based on the stratification criteria of at least half owner and renter, and for keeping the constituency ratio (1:2:2:1) of unity type categories in the sites, the following number in each category is collected.

Table 3.3 Samples with house typology in the sites

Sites	Unit typology			
	Studio	One-bedroom	Two bedrooms	Three bedrooms
Basha Wolde	4	23	16	6
Mickey Leland	35	101	110	53
Total	39	124	126	59

(Source; Survey result by Author)

METHODS AND MATERIALS

Table 3.4 Households house tenurship status

	Occupancy	Basha Wolde	Mickey Leland	Total
Renter		26	153	179
	Lottery winner	5	51	55
Owner	Bought	14	81	95
	Inherited	4	8	12
	Government allocated	0	10	10
Total		49	303	351

(Source; Survey result by Author)

3.4.2.2 Key Informants Selection

The study collects data from government offices, including the Addis Ababa Housing Development and Administration Bureau (AAHDAB) and the Addis Ababa Women, Labor, and Social Affairs Bureau (AAWLSAB), to analyze housing development and social mobility. Key informants are interviewed to discuss their perspectives and provide relevant information in both verbal and document form. These key informants are contacted with a set of questions in an interview format to discuss the points.

Table 3.5 List of office and key informant for Interview

Office to address	Name and Position of personnel to contact	Indicator issues	Points to Discuss on
Addis Ababa Housing Development and Administration Bureau (AAHDAB)	Mrs. <u>Name Removed</u> * Housing Study and Strategy Directorate	Social mobility Mass housing Housing policy Residents	<ul style="list-style-type: none">• About the Social part of the bureau• Work relationships with other offices like the AAWLSAB• About social mobility or Its concepts
Bureau of Women, Labor, and Social Affairs of Addis Ababa	Mrs. <u>Name Removed</u> * Deputy Head of Social Affairs of Bureau	Social context Housing policy	<ul style="list-style-type: none">• Their perspective on condominium• About working together with the AAHDAB• Any idea about social mobility

*Key Informant name is removed for confidentiality

3.5 Data Collection

For the achievement of the objectives stated, the data are collected from different sources, both primary and secondary. Quantitative data collection methods are more structured than qualitative data collection methods, which are mostly semi-structured. The quantitative and qualitative data collection methods include various forms of survey methods, such as face-to-face interviews and reviews of documents (Creswell 2009).

3.5.1 Types of data and Sources of data

The case study aimed to gather data on residents' socio-economic information using both qualitative and quantitative methods. The primary data was obtained from questionnaires from residents of both sites and interviews with key informants from government offices, while the secondary data was gathered from official documents, reports, policies, and strategies, as well as previous research by international and local researchers.

3.5.2 Sources of Data and Data Collection Tools

The research utilized primary and secondary data sources, including questionnaires for condominium residents and interviews with government informants, and published or unpublished documents from the Ministry office, IHDP documents from AAHDAB, UN-Habitat, and relevant research, journal, and publication papers. According to Endale (2017), there are different ways of collecting primary data from case study sites that are suitable for efficient and reliable data collection. The primary data sources used for the study are interviews, questionnaires, and direct observation, which helped gather relevant data for the research from the residents of the two sites and key informants.

- A. Personal Interview:** Interviews are a type of survey where questions are delivered in a face-to-face encounter by an interviewer mainly the researcher conducting a case study (Kothari 2004). The session used conversations guided by interview questions that were not rigid queries to gather information from government officials from AAHDAB and AAWLSAB, with well-structured questions prepared for interviews to target their respective topics.
- B. Questionnaire:** A pilot study tested a questionnaire designed with open-ended and close-ended questions for easy, clear, and concise responses (Zegeye, et al. 2009). The questionnaire aimed to gather targeted information without boredom or discomfort, allowing respondents to express their answers in their own words. The questionnaire is prepared in Amharic for residents to understand.
- C. Direct Observation:** In addition to interviews and questionnaires, there will be a physical visit to the households to examine the status of the residents to cross-check the answers and the real livelihood they have. Because observation is often useful in providing additional information about the issue being studied.

METHODS AND MATERIALS

The research tools are organized in English, with questionnaires translated into Amharic for easy communication. Interviews are prepared in English, while the discussions are conducted in Amharic. The table below shows the research questions, objectives, methods of data collection, data sources, and data type.

3.5.3 Data collection tools and organization

The data collection tools consist of interviews for key informants and a questionnaire for condominium site residents. These tools are structured according to the research objectives, with indicators and variables derived from previous research discussion points.

Table 3.6 Data collection tools and indicators for discussion points

Research Question	Issue	Tools	Indicator	Discussion
1	Socioeconomic Status of households	Questionnaire	Economic status Educational Status Occupational Status Residential Status	Discuss previous household and current household in parallel
2	Housing attribute impact on current households	Questionnaire	Affordability Location Typology Housing quality	Housing attributes impact on household socioeconomic status
3	Housing impact on social mobility	Questionnaire	Economic mobility Educational mobility Occupational mobility Residential mobility	Housing impact on social mobility status of households
4	Types of Social Mobility	Analysis of Responses	Intergenerational and intragenerational mobility	Vertical Mobility Horizontal mobility
5	Future Recommendation	Analysis and Discussion	Government policy Further studies Social mobility	Policy and strategy suggestion Housing development Understanding social mobility

3.5.4 Data collection tools development

Interviews development of key Informants and respondents

The interview provided key informants with information about their institution and social mobility in condominium housing. A questionnaire was used to collect data on residents' socioeconomic status and indicators. The questionnaire included open-ended and closed-ended questions, focusing on respondent and parents' household profiles. It was organized based on intragenerational and intergenerational factors, including economy, education, occupation, and

housing properties. The indicator tree is prepared for how the tools are developed and annexed to this document (See Appendix III).

3.6 Survey Protocol

A survey protocol is a comprehensive set of instructions for conducting an inventory or procedural techniques for the case study process of the research. A survey protocol should include enough detail to allow someone unfamiliar with the survey to know what, why, where, by whom, when, and how a survey is conducted. To conduct the survey, a comprehensive survey protocol was prepared and used. The survey took place on both case study sites. The detailed survey protocol was printed and held in the hands of all data collectors who participated in the survey (See Appendix II). There are major rules and protocols taken into consideration during the survey.

3.6.1 Major data collection protocols

- The questionnaire's data collection should be confidential and in full agreement, ensuring its validity and objectivity and providing respondents with support for data validation.
- The researcher outlined ethical guidelines for conducting surveys in the research ethics section of this chapter.
- The researcher assigns a data collection assistant to interview residents and gather the necessary responses for the questionnaire, ensuring the research objectives are met.
- The data collection personnel and questionnaire papers are labeled and coded, and surveyors sign them to validate their completion.
- The household head, who is over 21 years old, will respond to the questionnaire on behalf of the house and its residents.

3.6.2 Respondent Profile

The protocol mandates a clear respondent selection for household surveys, ensuring the household head is chosen to answer all questions and ensure smooth survey performance, as identified by Debbie Budlender (1997), who is the chief economic provider or decision maker. The criteria for identifying a household's social structure include being a close-blooded or legal spouse, having lived long enough, contributing income, and determining expenses. The household head is the oldest if children live together, unmarried couples are single, and in multiple families, the head is

from the oldest family or decided by other families. The intergenerational study goes through household heads.

3.6.3 Data Collection Procedures

The data collection process began with a sequence and procedures in the sub-neighborhoods sampling cluster to prevent missing samples and frequent contact. Data collectors were instructed to respect the number of samples and other stratification methods to maintain the proper sampling method, ensuring they adhered to the given procedural technique and respected the constituency of the sample count. To prevent chaos and crowding in a single clustered sub-neighborhood, a limited number of data collectors (a group) were set in the area, completing at once without returning to the area, except for non-responsive samples addressed by the researcher.

3.7 Pilot Survey

A pilot survey was conducted to test data collection tools and survey processes before a full-scale survey, ensuring instruments were suitable for the required data collection on both sites of the case study areas. The pilot survey involves interviews with selected samples to continuously improve questionnaires and protocols. The process involves four phases, with the final phase being the final data for preliminary analysis. Samples are chosen from each site, covering 10% of the total sample, with 12 samples from Basha Wolde and 16 from Micky Leland. Each phase took 4 to 6 days and involved encoding and improving the questionnaire paper and survey protocol, encoding the data to Excel, and preparing a new encoding platform based on the improved questionnaire.

The pilot survey provided valuable insights for the full-scale survey, addressing challenges faced by the research team. The full-scale survey acknowledged these issues, including questionnaire length and the need for more data collectors. To ensure smooth survey conduct, the team should consider factors like collecting data on weekends, allowing respondents to remember their lives and parents' status, and using a friendly approach.

3.8 Data Analysis

After the data collected of the mixed methods which are comprised of the qualitative and quantitative data based on the nature of the study, the data is analyzed using appropriate data analysis methods as tested on the pilot survey. The data analysis was done on the way integrating both types of data collected (Creswell 2009). The data comprised of both quantitative and qualitative data is analyzed and presented using different types of charts, tables, and figures.

Due to the nature of the study, there are different types of analysis based on different data types and for different outcomes. The analysis done in this document is mainly correlation analysis, regression analysis, and comparative analysis. Because of the nature of the study, which has raised controversial issues, it was necessary to develop a hypothesis before continuing further. Because of the nature of the hypothesis, which has dependent and independent variables, it needed to be analyzed using correlation and regression analysis to test the hypothesis.

3.8.1 Data analysis Methods

To begin with the analysis, the analysis method used for the study started with the hypothesis testing and analysis using the appropriate method. The first method used is the correlation and regression analysis using the variable determined before and conducted the process of analyzing the correlation and consequently continued to the regression analysis as per the parameters of the analysis methods. The other analysis method is the comparative analysis method to study social mobility in terms of intragenerational and intergenerational mobility. The comparison was between respondents' previous and current households, between the two case study sites, and between the respondents and their parent's households.

3.8.1.1 Correlation and Regression analysis

Correlation analysis is a way of finding the relationship between multiple variables, such as the hypothesis proposed to test. Analyzing this method helps us understand the strength of the relationship and the direction of the relationship, which is represented by the 'R-value'. According to Pal and Bharati (2019), the correlation test's R-value must be between positive (+1) and negative (-1) to reject the null hypothesis. An R-value closer to +1 indicates strong positive values indicate direct proportional relationships, while negative (-1) values indicate inverse relationships. Whereas values closer to zero indicate a weak relationship to support a null hypothesis. The correlation coefficient (R-value) is interpreted using cutoff points from 0 to ± 1 to distinguish between dependent and independent variables. Patrick Schober and his colleagues (2018) suggest that a relationship coefficient between 0.00 to ± 0.10 indicates negligible correlation, 0.10 to ± 0.39 weak correlation, 0.40 to ± 0.69 moderate correlation, 0.70 to ± 0.89 strong correlation, and 0.90 to ± 1.00 very strong correlation.

The regression analysis is used to test the influence of the independent variables on the dependent variables using the numerical values that show the degree of influence, significance of the

regression, and coefficient. The regression analysis utilizes factoring benchmarks, primarily utilizing the 'R-squared value' to determine the percentage of dependent variable influence due to the change in the independent variable (Keith 2015). The other factor is the significance value and the P-value which must be below 0.05, otherwise, it cannot be considered a strong regression for the independent variable. Also, the slope coefficient of the independent variables on the regression graph shows positive or negative directions of effect on the dependent variables (Sage 2022).

3.8.1.2 Comparative analysis

As said before, social mobility is the study of two statuses in terms of different constraints, so in these constraints, it is about comparing the status in different dimensions. So comparative analysis is found suitable to study social mobility in light of the scope and perspective of this study. In an experiment by other researchers, social mobility can be studied in comparison to different social stratifications, according to Bernasconi and Dardanoni (2006), comparatively analyzed intergenerational mobility status is a side-by-side systematically compared two things to identify and find the privilege of status change than the other.

The comparative analysis of the study is between the two statuses of a household in the course of time between living in their previous house and their current house. The comparison is in their economics, education, occupations, and house adequacy. The other comparison type to study social mobility is the comparison of respondents' households and their parents' households in terms of their economic status, education, occupation, and adequate housing. The last comparison analysis for this study uses inter-case comparative analysis, which is related to the nature of the study in that it compares two sets of samples having different statuses on economy, education, and occupation.

3.8.2 Determining and identifying the variables

The variables are identified as independent and dependent based on their natural categories, housing attributes, and household socio-economic status. Respondents indicate an interlaced relationship between these categories, and beyond the hypothesis, the relationship between the dependent and independent variables is clear, as seen previously. There was a deliberate selection of variable indicators from the question asked based on the objective and hypothesis.

A variable is any characteristic that can vary across people or situations and is of different levels or types (Creswell 2009). The independent variable is not affected by the change in the value of

another variable but influences the value of a dependent variable. Whereas the dependent variable is which may change due to a change in the value of another variable, especially independent (Shukla 2018)

Because the variables consist of both qualitative and quantitative data, they can't be put into a single test at once; instead, they need further processing and approaches to be appropriate to the test. On each variable category, the variables in dependent (household economy, education, and occupation) and independent (affordability, location, and typology) categories are represented with a set of questions that are set to collect quantitative and qualitative data in the form of a negative and positive result for that variable, (See Appendix III). The variables in each category are weighted according to their corresponding questions' responses value weight and added together to give the variable weight of that variable indicator (household economy, education, occupation, affordability, location, and typology) in the analysis process and each variable weight values are fed to the MS Excel, Data Analysis tool, as an x-value and y-value for each category, to bring out the correlation and regression values in table and graph form.

Table 3.7 Variable Categorization

Variable category	Variable	Variable Weight (VW)
Dependent variable (X-value)	Household Economy	Each value of the variable from each respondent is fed to the Excel on their corresponding x-y axis to determine their frequency and produce correlation and regression value
	Education Status	
	Occupation Status	
Independent variable (Y-value)	Housing Affordability	
	Housing Location	
	Housing Typology	

3.9 Research Ethics

According to Jenny Fleming and Karsten Zegwaard (2018), when conducting a research case study survey, it's crucial to maintain participant anonymity and confidentiality by avoiding self-identifying statements and the participants must be fully informed about the survey questions, data collection and usage, and potential consequences. Keeping that in mind, the case study survey was conducted ethically, without using hidden audio recorders and researcher anonymity, with interviewee consent, and the surveyors explained data collection, expected outcomes, and potential risks to participants.

3.10 Validity and Reliability

Robert Yin suggests that case studies could be validated or become trustworthy by triangulating the results from different perspectives (Yin 2009). Based on that, in addition to the data collection method and process used for the case study, cross-checking the results from the main survey data, a pilot survey with the hypothesis test result, and a small discussion with a focus group with one of the sites makes it valid and helps the processes generate reliable data and results for the research.

CHAPTER FOUR: RESULTS AND DISCUSSIONS

4.1 Introduction

This chapter presents the analysis results and discusses it with the literature review. It begins with an introduction about survey respondents and households, followed by the hypothesis test findings, correlation and regression analysis of dependent and independent variables, and the process of the analysis. The analysis aims to identify intergenerational and intragenerational social mobility by examining case study sites together and separately. It examines economic, occupational, educational, and residential mobility, considering factors like affordability, location, and housing typology. The chapter concludes with a discussion of the findings and literature review, addressing research objectives and addressing the research objectives.

4.2 Respondent And Household Profile

4.2.1 Respondents Profile

The survey selects eligible respondents through proper sampling and pre-questions on a questionnaire paper. These eligible respondents participate in the survey and their profiles are discussed to showcase their status and perspectives, indicating their eligibility for the survey.

4.2.1.1 The Respondents

From the respondent's profile, chart 4.1 shows the respondents are comprised of 47% mothers and 42% fathers; the rest are the children (7%), uncles (3%), and aunts (1%). This indicates that there are an equivalent number of mothers and fathers who are eligible as a majority. Of course, there is also a proportional result from both male and female perspectives on the survey questions.

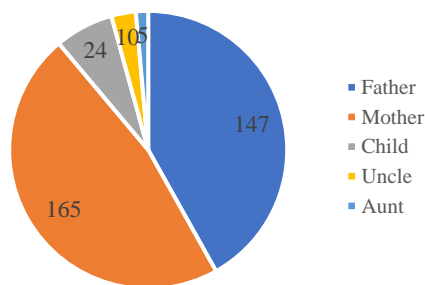


Chart 4-1 Respondents Responsibility

A) Respondent Age

RESULTS AND DISCUSSIONS

When it comes to the age of respondents in chart 4.2, most (58%) of the respondents fall under the range of 31–50, which means they are working adults in society. These age groups have responded not only from responsibility but also from experience with their livelihood. The age distribution is so fair that it can show each age group's perspective proportionally.

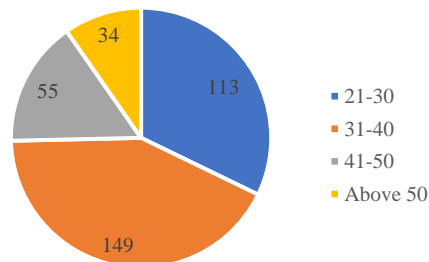


Chart 4-2 Respondents Age

B) Respondents Educational Level

Respondents' educational level in the household significantly influences their understanding and reasoning abilities, with higher levels indicating more reasonable responses. The education level is well distributed among the respondents, but the majority achieved a BSc. degree (38%) and a diploma (25%) as showed on the chart 4.3 below.

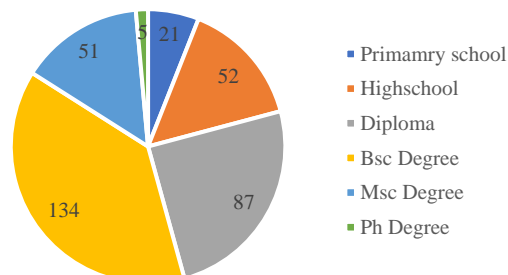


Chart 4-3 Respondent's Educational Status

C) Respondents Stay in the Household

The survey's results require accurate information about the duration and length of stay in the household, as most respondents lived for 5 years or more (72%), highlighting the importance of precise household data. The survey results show all respondents were suitable and valid, with findings categorized by sex, age, and years lived in the house, with proportional numbers at the Mickey Leland and Basha Wolde sites.

RESULTS AND DISCUSSIONS

Table 4.1 Summery of Respondent Profile

Respondent profile		Mickey Leland	Percentage	Basha Wolde	Percentage	Total	Percentage
Sex	Male	134	86%	21	14%	155	44%
	Female	168	86%	28	14%	196	56%
Age Group	21–30	99	88%	14	12%	113	32%
	31–40	129	87%	20	13%	149	42%
	41–50	47	85%	8	15%	55	16%
	Above 50	27	79%	7	21%	34	10%
Years Lived	below 5 Years	89	90%	10	10%	99	28%
	Above 5 Years	118	80%	29	20%	147	42%
	Above 10 Years	95	90%	10	10%	105	30%

(Source; Survey by the author)

4.2.2 Household Profile

The household profile is about any available information found in the household from the eligible sample respondent's answers about the household itself and the members inside. So, this part discussed households and the members inside in different aspects and contexts.

A) Household Income

The income levels in both sites range from 4,000 to 70,000 ETB monthly. However, 64% of respondents' households earn more than 25,000 ETB. The number of income sources in households varies, with 64% having two members. Chart 4.8b shows that the current household number of numbers with income is significantly higher than the previous house.



Chart 4-4 members with sources of income in previous and current house

B) Number of household Members

RESULTS AND DISCUSSIONS

As seen on chart 4.5 below, most of the households (66%) have three or four household members. Also, some households have more than four (18%) household members, which can cause a mismatch with the house type in which they live, which initiates the need for better housing.

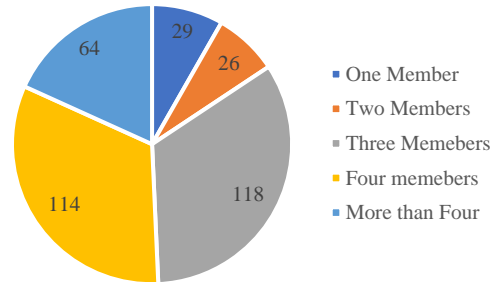


Chart 4-5 Number of Household Members

C) Years lived in the Housing Unit

The study reveals that the majority (70%) of households lived for 5 years or more, with a significant number living below 5 years, indicating a significant change in the household's living conditions over time. The household profile is summarized as follows in the table below, and the summary separates the case study sites and their total level from the factors.

Table 4.2 Summary of Household Profile

Household profile		Mickey Leland	Percentage	Basha Wolde	Percentage	Total	Percentage
House Occupancy	Owner	149	87%	23	13%	172	49%
	Renter	153	85%	26	15%	179	51%
Housing Unit Type	Studio unit	35	90%	4	10%	39	11%
	One-bedroom	101	81%	23	19%	124	35%
	Two bedrooms	110	87%	16	13%	126	36%
	Three bedrooms	53	90%	6	10%	59	17%
	Commercial plus	1	100%	0	0%	1	0%
Number of Household Members	One Member	26	90%	3	10%	29	8%
	Two Members	21	81%	5	19%	26	7%
	Three Members	100	85%	18	15%	118	34%
	Four members	102	89%	12	11%	114	32%
	More than four	53	83%	11	17%	64	18%

(Source; Survey by the author)

4.2.2.1 Demographic data of total population in the Households

The survey covered over a thousand individuals based on demographics, age, gender, occupation, and educational status, focusing on households with different socio-economic aspects. The

RESULTS AND DISCUSSIONS

majority of eligible respondents were fathers and mothers, with around 60% of the population being major household respondents.

A) Age and Gender Distribution

The age distribution of the total populations in the households on the two sites is that the age group under 20 covers 49%. Whereas the adults aged between 21–35 takes 23%, 35–49 takes 21%, and ages above 50 years takes 7%, that collectively the adult cover 51% of target population. These are the possible participants who are respondents to the survey from the households. When it comes to gender of the total target population, the households have 52% male and 48% female.

Table 4.3 Demographic Profile of Sample Population

Demographic profile	Mickey Leland	Basha Wolde	Total	Percentage	
Sex	Male	526	85	611	52%
	Female	474	80	554	48%
Age Distribution	Under 12	410	53	463	36%
	12–20	148	26	174	14%
	21–35	247	45	292	23%
	35–49	232	39	271	21%
	Above 50	77	10	87	7%

(Source; Survey by the author)

B) Education and Occupation Status

The things they have involved for a living are very diversified in type, but they still have some major differences in employment status. The chart 4.6b shows that 38% of the population are private workers, 34% are students, and 9% are public servants, with 19% being housewives, unemployed, infants, and retired. When it comes to the latest educational level (Chart 4.6a) of the total population in the households, 37% of them have degrees (BSc, MSc), 19% have diploma and 20% have completed high school while the rest (23%) remained in primary school.

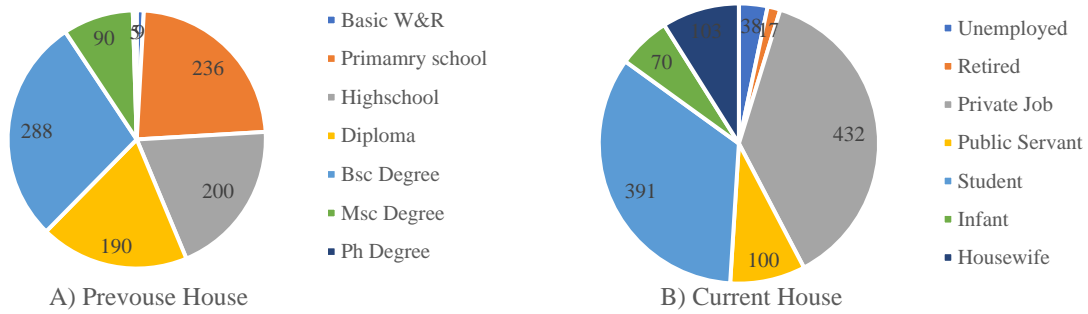


Chart 4-6 Educational and Employment Status of Total Population

4.3 Analysis Findings

These findings are extracted and presented here from the MS Excel data analysis for both the comparative study and the hypothesis testing using the survey data collected from the case study sites. For the comparative analysis, the statistical tools are used to analyze the data, whereas for the hypothesis, the MS Excel built-in tools for correlation and regression analysis are used.

4.3.1 Hypothesis Test Analysis Findings

The methodology chapter identifies variables for the hypothesis, categorizing housing attributes as independent variables and assigning indicator variables like affordability, location, and typology, while the dependent variable category is household socioeconomic status, with indicator variables including economy, education, and occupational status. The questionnaire and survey responses are used to represent indicator variables in correlation and regression analysis. Each variable has a variable weight derived from multiple representative responses, which are then summed to represent the variable in the analysis.

$$\sum (VW) = Cqv1 + Cqv2 + Cqv3$$

Where: -VW is the Sum Variable Weight of the indicator

-Cqv1 is representative response value

4.3.1.1 Correlation Analysis

The results of the correlation analysis are determined by a matrix of the independent variables with the dependent variables, as indicated in the hypothesis diagram. Among the independent variable categories, the housing affordability variable, the location variable, and the typology variables are correlated with each other with the household economy variable, education variable, and occupation variable of the dependent variable category, one-to-one. The relationship analysis

RESULTS AND DISCUSSIONS

involves generating weighted data sets for each variable, feeding them into an Excel correlation analysis model, producing a correlation coefficient called the 'R-value', and a scatter graph. The correlation coefficient is determined using a Pearson Correlation Coefficient (2024) formula, which uses pairs of variables x and y and n data points.

$$R = \frac{n(\Sigma xy) - (\Sigma x)(\Sigma y)}{\sqrt{[n\Sigma x^2 - (\Sigma x)^2][n\Sigma y^2 - (\Sigma y)^2]}}$$

The result of the correlation matrix of the two variables sets the correlation coefficient as follows:

Table 4.4 Matrix of correlation coefficient values of variables

	Economy	Education	Occupation	Affordability	Location	Unit Typology
Economy	1					
Education	0.053	1				
Occupation	0.095	0.188	1			
Affordability	0.416	-0.118	-0.170	1		
Location	0.140	0.262	0.413	0.000	1	
Unit Typology	0.266	0.109	-0.052	0.026	0.066	1

(Source; Generated by the author using MS Excel)

A) Housing Affordability with Household Economy Correlation

The housing affordability and household economy variables for the correlation analysis are derived for the independent variable from the housing affordability indicators and the dependent variable from the household economy indicators.

Box 1 Housing Affordability and Household Economy variable Indicators

Housing Affordability indicators	Household Economy indicators
<ul style="list-style-type: none"> • Ratio or percentage of house related expenses to the total household income • Respondents' perception on the house related cost • Household expenses for, affected by housing related expenses 	<ul style="list-style-type: none"> • Household income level/ amount in ETB • Total Household expenses in ETB • Non fixed incomes from different sources to the households,

The correlation coefficient value of the two variables, as seen in the table above, has an R-value of 0.41, which can be said to be a positive and moderate relationship. As seen on the scatter graph, if affordability increases, household economic status will also increase. which means that when there is better affordability, the household economy will not suffer after house-related expenses and won't be compromised by household expenses.

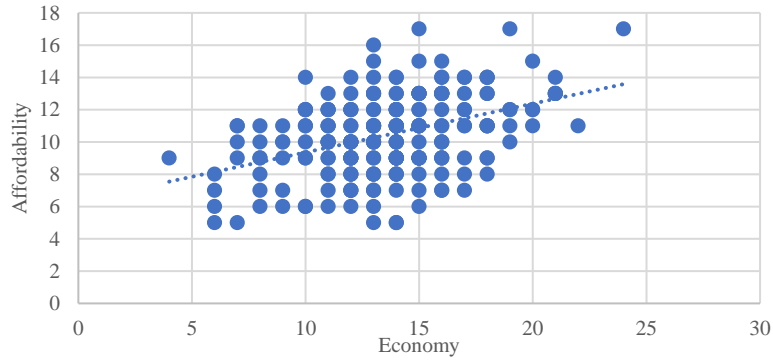


Chart 4-7 Affordability with Economy Correlation scatter graph

B) Housing Affordability with Education Correlation

The housing affordability and education status variables for the correlation analysis are derived for the independent variable from the housing affordability indicators and the dependent variable from the education status indicators.

Box 2 Housing Affordability and Education Status Variable Indicators

Housing Affordability indicators	Education Status indicators
<ul style="list-style-type: none"> • Ratio or percentage of house related expenses to the total household income. • Respondents’ perception on the house related cost • Household expenses for, affected by housing related expenses 	<ul style="list-style-type: none"> • Educational level achieved to date by household heads • Educational facility nearby for the household members to attend • Impact on education because of the housing

The correlation coefficient value for the above-mentioned variables becomes an R-value of -0.11, indicating that there is no direct relationship, although they may have an indirect relationship. This is because the household’s economy here acts as the mediator between the two variables because they don’t have a direct relationship.

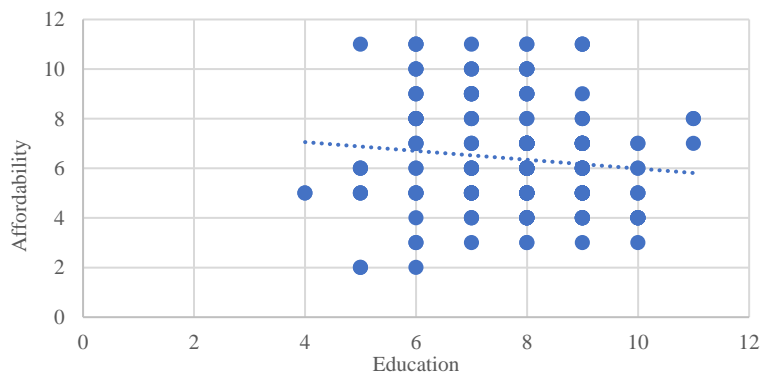


Chart 4-8 Affordability with Education Correlation scatter graph

C) Housing Affordability with Occupation Correlation

The housing affordability and occupational status variables for the correlation analysis are derived for the independent variable from the housing affordability indicators and the dependent variable from the occupational status indicators.

Box 3 Housing Affordability and Occupation Status Variable Indicators

Housing Affordability indicators	Occupation Status indicators
<ul style="list-style-type: none"> • Ratio or percentage of house related expenses to the total household income • Respondents’ perception on the house related expenses • Household expenses for, affected by housing related expenses 	<ul style="list-style-type: none"> • Happiness level on the distance between housing and workplace • The distance between workplace and housing. • Impact of distance on work performance of household head

The affordability and occupation variables have a correlation coefficient (R-value) value of -0.17, indicating that they have a low relationship that can’t be considerable. This means the affordability of the house and the occupation level or occupational satisfaction of the respondents have nothing to do with it, even if the scatter graph shows a negative slope.

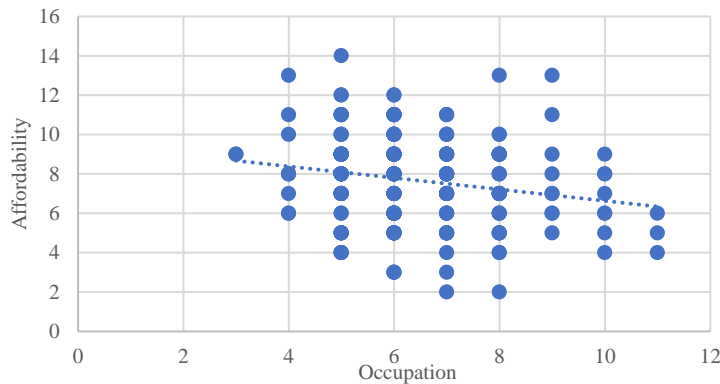


Chart 4-9 Affordability with Occupation Correlation scatter graph

D) Housing Location with Household Economy Correlation

The housing location and household economy variables for the correlation analysis are derived for the independent variable from the housing location indicators and the dependent variable from the household economy indicators.

RESULTS AND DISCUSSIONS

Box 4 Housing Location and Household Economic Status Variable Indicators

Housing Location indicators	Household Economy indicators
<ul style="list-style-type: none"> • Location site of the houses in Addis Ababa • Location impact on work performance because of distance • Acceptance to the location housing in the city 	<ul style="list-style-type: none"> • Household income level/ amount in ETB • Total Household expenses in ETB • Non fixed incomes from different sources to the households,

These two variables have low or weak relationships with each other according to their R-value, which is 0.14. Even if they have positive relationships, they have insignificantly low relationships because the location has not influenced the economy, and the economy is not determined by location.

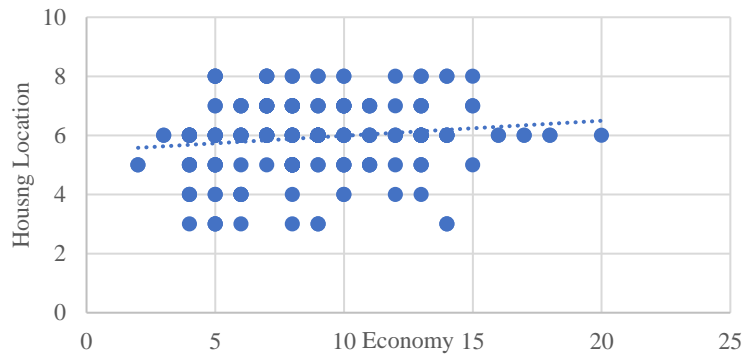


Chart 4-10 Housing Location with Economy Correlation scatter graph

E) Housing Location with Education Correlation

The housing location and education variables for the correlation analysis are derived for the independent variable from the housing location indicators and the dependent variable from the education status indicators.

Box 5 Housing Location and Education Status Variable Indicators

Housing Location indicators	Education Status indicators
<ul style="list-style-type: none"> • Location site of the houses in Addis Ababa (inner, mid and outskirt) • Location impact on work performance because of distance • Acceptance to the location housing in the city 	<ul style="list-style-type: none"> • Educational level achieved to date by household heads • Educational facility nearby for the household members to attend • Impact on education because of the housing (afford & Location)

RESULTS AND DISCUSSIONS

Housing location and education have a low to moderate relationship with an R-value of 0.26 as indicated in the table above, which means they also have a positive relationship: the better the housing location the household has, the better their educational level or performance. The relationship is low because education has other considerable factors that affect it.

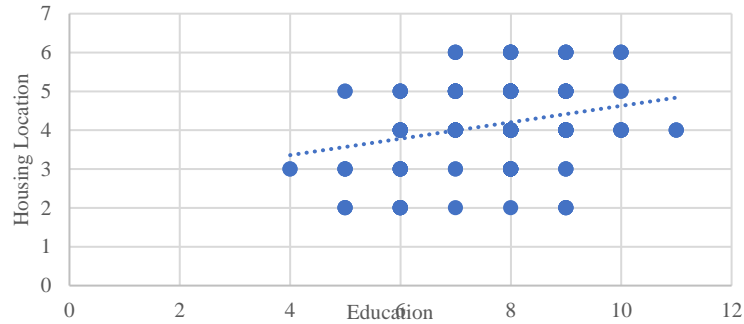


Chart 4-11 Housing Location with Education Correlation scatter graph

F) Housing Location with Occupation Correlation

The housing location and occupation variables for the correlation analysis are derived for the independent variable from the housing location indicators and the dependent variable from the occupation status indicators.

Box 6 Housing Location and Occupation Status Variable Indicators

Housing Location indicators	Occupation Status indicators
<ul style="list-style-type: none"> • Location site of the houses in Addis Ababa • Location impact on work performance because of distance • Acceptance to the location housing in the city 	<ul style="list-style-type: none"> • Happiness level on the distance between housing and workplace • The distance between workplace and housing. • Impact of distance on work performance

For these two variables, the R-value is 0.41, which means they have a moderate relationship that is positively related. The relationship is that the households are very satisfied with the occupation level or performance because of the housing location in the city.

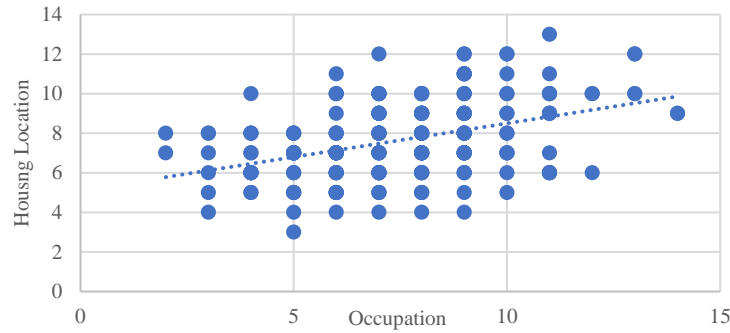


Chart 4-12 Housing Location with Occupation Correlation scatter graph

G) Housing Typology with Economy Correlation

The housing typology and household economy variables for the correlation analysis are derived for the independent variable from the housing unit typology indicators and the dependent variable from the household economy indicators.

Box 7 Housing Typology and Household Economy Variable Indicators

Housing Unit Typology Indicators	Household economy Indicators
<ul style="list-style-type: none"> • Condominium housing unit type of the households • Happiness with the type and size of the housing unit 	<ul style="list-style-type: none"> • Household income level/ amount in ETB • Total Household expenses in ETB • Non fixed incomes from different sources to the households,

Housing typology and household income have an R-value of 0.26, which has a low, moderate, and positive relationship, which means they are directly related because a better household economy led to a better and preferred housing typology.

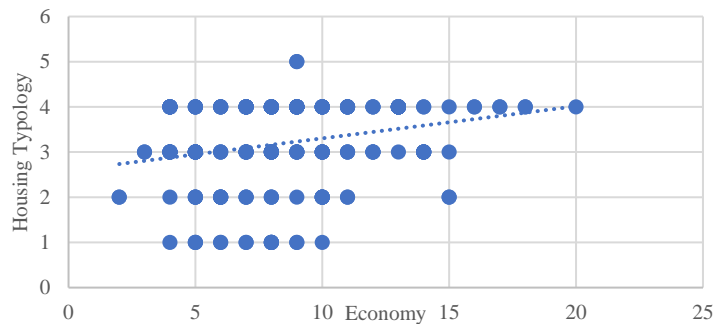


Chart 4-13 Housing Typology with Economy Correlation

H) Housing Typology with Education Correlation

RESULTS AND DISCUSSIONS

The housing unit typology and education variables for the correlation analysis are derived for the independent variable from the housing unit typology indicators and the dependent variable from the educational status indicators.

Box 8 Housing Typology and Education Typology Variable Indicators

Housing Typology Indicators	Education Status Indicators
<ul style="list-style-type: none"> • Condominium housing unit type of the households • Happiness with the type and size of the housing unit 	<ul style="list-style-type: none"> • Educational level achieved to date by household heads • Educational facility nearby for the household members to attend • Impact on education because of the housing (afford & Location)

The two variables have a positive relationship but are very weak, which is irrelevant due to their R-value, which is 0.10 and this is because they don't have a strong and reasonable relationship.

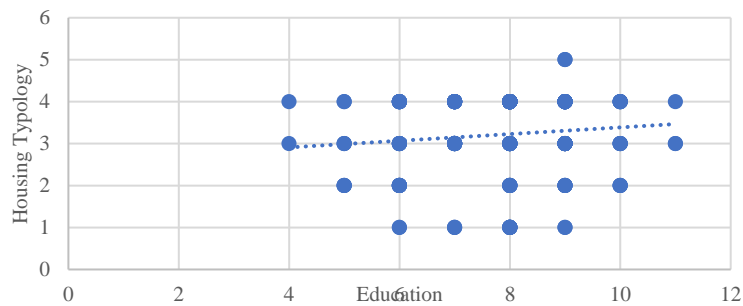


Chart 4-14 House Typology with Education Correlation

I) Housing Typology with Occupation Correlation

The housing unit typology and occupation variables for the correlation analysis are derived for the independent variable from the housing unit typology indicators and the dependent variable from the occupational status indicators.

Box 9 Housing Typology and Occupation Status Variable Indicators

Housing Typology Indicators	Occupation status
<ul style="list-style-type: none"> • Condominium housing unit type of the households • Happiness with the type and size of the housing unit 	<ul style="list-style-type: none"> • Happiness level on the distance between housing and workplace • The distance between workplace and housing. • Impact of distance on work performance of household head

RESULTS AND DISCUSSIONS

For the housing typology and occupation status, the R-value is around -0.05. This means they have no relationship at all with each other which shows the housing type of the household has nothing to do with the occupation type or occupation performance.

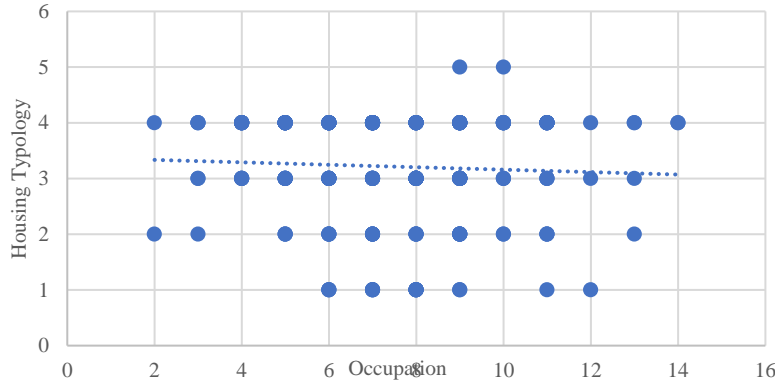


Chart 4-15 Housing Typology with Occupation Correlation

In conclusion, the correlation between the independent and dependent variables has different degrees and relationships that range from non to moderate relationship. Even if there are obvious relationships in some of the variable pairs with a reasonable R value, there are a few pairs of variables that raise concerns in their relationships, like affordability and education, location and household economy, and housing typology, and household economy.

Regarding the affordability and education correlation, the value is low. This is mainly because of two things. The first is that the economy plays as a mediator variable, which has a very low relationship with education itself. The other is that education is very dependent on other variables other than the economy and affordability to tamper with its quality and level. The other relationship is the housing location and household economy that have also very low relationship despite the housing price difference with related to housing location, that the location has not influenced the economy because the household economy is not determined by location but the housing price. When it comes to the typology and household economy which have unexpectedly the household economy have high relationship than other independent variable, that is indicate that the households with better economy tend to have better housing typology.

4.3.1.2 Regression Analysis

The study uses a multiple regression analysis model to test the hypothesis about housing's impact on socioeconomic status. This model allows for simultaneous testing of independent and

RESULTS AND DISCUSSIONS

dependent variables, using the same data sets and indicators. The analysis helps determine the most important factors, which can be ignored, and their influence on each other. Multiple regression analysis was conducted using MS Excel to generate results in tables for statistical analysis, ANOVA, and other significant values. The analysis included R-squared, P-value, significance, and slope coefficient for each regression, providing a comprehensive understanding of the data's influence.

A) Regression of Household Economy to the Independent Variables

The housing attributes indicators used in the correlation analysis are independent variables, and indicators are also used as variables in the regression analysis to help estimate how the housing economy reacts to the housing affordability, location, and typology variable changes in the regression model. The regression model result is as follows in the table below:

Table 4.5 Household Economy to Independent Variables Regression Analysis Report

<i>Regression Statistics</i>	
Multiple R	0.508872025
R Square	0.258950738
Adj. R Square	0.24884552
Standard Err.	2.914140873
Observations	224

<i>ANOVA</i>					
	<i>df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance</i>
Regression	3	652.8506462	217.6169	25.62545	2.95E-14
Residual	220	1868.287747	8.492217		
Total	223	2521.138393			

	<i>Coefficients</i>	<i>Standard Err.</i>	<i>t Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>
Intercept	5.637172882	1.125545299	5.008393	1.13E-06	3.418941912	7.855403852
Affordability	0.561156806	0.09639571	5.821388	2.05E-08	0.371179601	0.751134011
Housing Location	0.391975656	0.112028308	3.498898	0.000565	0.17118964	0.612761672
Unit Typology	0.221812106	0.204476424	1.084781	0.279206	-0.18117117	0.624795386

(Source; Generated by the author using MS Excel)

In this multiple regression analysis test, the dependent variable, which is the economy, has been influenced nearly by 26% because of the independent variable. The significance value is below the benchmark (0.05), and the P-value of the independent variables is also below 0.05 for affordability

RESULTS AND DISCUSSIONS

(0.005) and housing location (2.05E-08). Whereas the slope coefficient of the affordability and housing unit typology has a positive impact, as shown on the graph represented by a trending line.



Chart 4-16 Household Economy Regression with Independent Variables

B) Regression of Education to the Independent Variables

The education status variable, with indicators such as education level, educational facilities nearby, and the impact of distance on performance, was tested for regression with the independent variables of housing attributes such as housing affordability, location, and typology.

Table 4.6 Education to Independent Variables Regression Analysis Report

<i>Regression Statistics</i>	
Multiple R	0.316144891
R Square	0.099947592
Adj. R Square	0.08767415
Standard Err.	1.261348367
Observations	224

<i>ANOVA</i>					
	<i>df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance</i>
Regression	3	38.86846	12.95615	8.143404	3.63603E-05
Residual	220	350.0199	1.591		
Total	223	388.8884			

	<i>Coefficients</i>	<i>Standard Err.</i>	<i>t Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>
Intercept	6.34661617	0.551681	11.50415	2.75E-24	5.25936100	7.433871
Affordability	-0.07372231	0.042488	-1.73514	0.084116	-0.15745737	0.010013
Housing Location	0.35417186	0.081328	4.354863	2.04E-05	0.19389037	0.514453
Unit Typology	0.1497735	0.089483	1.67377	0.095597	-0.02657954	0.326127

(Source; Generated by the author using MS Excel)

The influence on education from the independent variables caused a change of nearly 10%, and education received a low influence from the independent variables. Even though the significance level is in very good status, which is around 3.63603E-05, it is highly statistically significant.

RESULTS AND DISCUSSIONS

Whereas the P-value for the independent variables for affordability and housing typology is higher than the benchmark, with the housing location, the P-value is 2.04E-05, which means that education has a slighter regression with location than the other independent variables. The location has a positive impact on education, as seen by the trending line on the graph below.

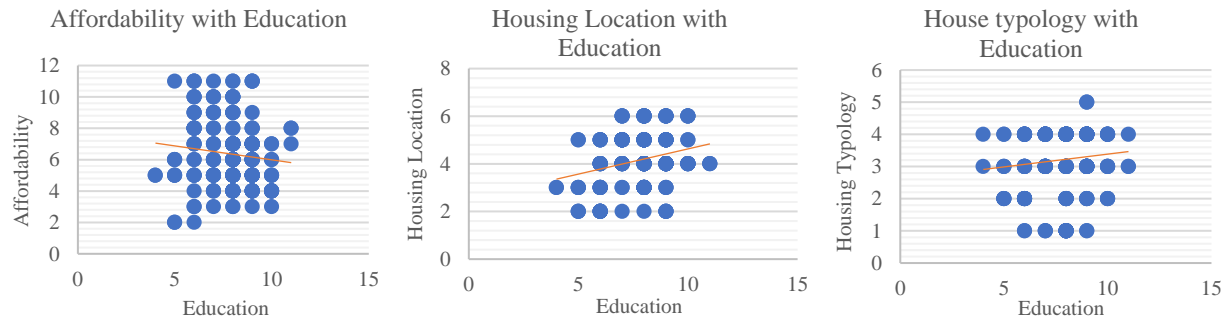


Chart 4-17 Education Regression with Independent Variables

C) Regression of Occupation to the Independent Variables

The occupation variable is indicated by occupational happiness level, distance from the workplace, and its impact on performance. This dependent variable has gone through a regression test with the independent variables of housing attributes (affordability, location, and typology) and resulted in the following value:

Table 4.7 Occupation to Independent Variables Regression Analysis Report

<i>Regression Statistics</i>	
Multiple R	0.751974274
R Square	0.565465309
Adj. R Square	0.559539836
Standard Error	0.997295195
Observations	224

ANOVA					
	<i>df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance</i>
Regression	3	284.7420761	94.91403	95.42956393	1.36463E-3
Residual	220	218.8114953	0.994598		
Total	223	503.5535714			

	<i>Coefficients</i>	<i>Standard Err.</i>	<i>t Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>
Intercept	1.342802498	0.436190668	3.078476	0.002345225	0.48315549	2.202449507
Affordability	0.114932702	0.033593266	3.421302	0.000742889	0.04872690	0.181138499
Housing Location	1.053116167	0.064302561	16.37752	5.9868E-40	0.92638832	1.179844014
Unit Typology	-0.00350299	0.07075023	-0.04951	0.960556053	-0.14293794	0.135931951

(Source; Generated by the author using MS Excel)

RESULTS AND DISCUSSIONS

The occupation was influenced by the independent variables around 56% of its status. The overall significance value of the regression is 0.013, which is below the benchmark value. The P-value for affordability (0.00074) and the housing location (5.9868E-40) also falls below 0.05, unlike the housing unit typology. The slope coefficient, except with housing location and occupation, has a negative relationship with housing affordability and typology, as shown on the graph with a trending line.

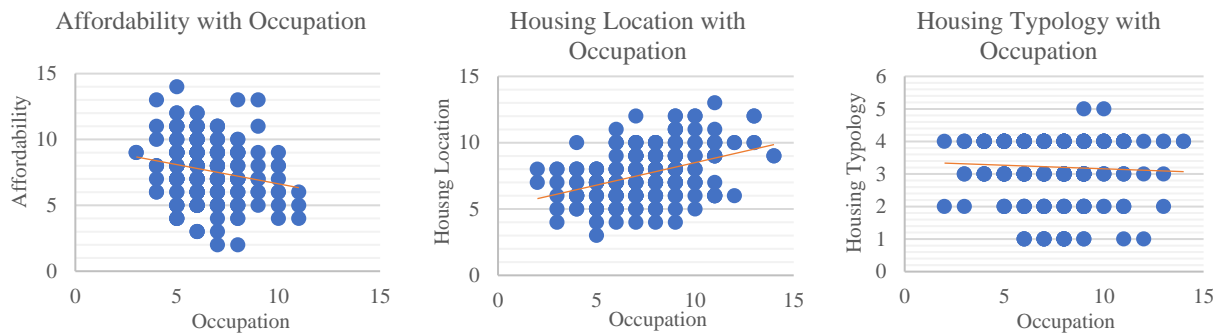


Chart 4-18 Occupation Regression with Independent Variables

In these three scenarios, the dependent variable has been analyzed for regression to determine how much it is under the influence of independent variables. So, they showed that all the household economy, education, and occupation status as the dependent variables showed regression beyond having relation to the independent variables as tested on the correlation. The dependent variables have shown positive changes in the economy in terms of housing affordability, typology, education, and occupation. and also, there are slight regressions on some relations that have weak relations and insignificant regression from the independent variables.

The results of the hypothesis test analysis stand true for most of the survey analysis results, which are also supported by the full survey results. The correlation and the regression analysis showed that the dependent variables, which are the socioeconomic status of the households, have a direct relationship and dependency on the housing attributes, whereas there are also some relationships that don't show dependency one on the other, so that the survey analysis would be based on that.

Here, the responses from the survey analysis vary from the results of the correlation and regression analyses. In these cases, the respondent's perception is used in some instances where their perspective is needed on some of the formulated quantitative data collected and becomes

controversial after analysis. In addition to that, these qualitative responses about the perception of these formulated results are used to check for the reliability of the results analyzed simultaneously.

4.3.2 Intragenerational Economic Mobility Study

To study the economic mobility of a household at two different times, it is necessary to analyze the total income, expenses, and house-related expenses at two different houses, the current and previous house. This allows for a comparison of expenses and affordability benchmarks, allowing for a better understanding of the household's economic situation and whether it has improved, worsened, or maintained the same economic status in different scenarios of households. The analysis reveals that a household's economy is significantly influenced by housing and its components, with some relationships directly related to housing occupancy and its affordability. The respondent's economic status is analyzed based on these factors, comparing it with their previous households.

4.3.2.1 Affordability of Housing Expenses and Income

Regarding their house affordability, in proportion of their total household income to their house-related expenses, it's tried to analyze their household economic status with the affordability benchmark where they fell while living in their previous house to compare to the current house they are living in now.

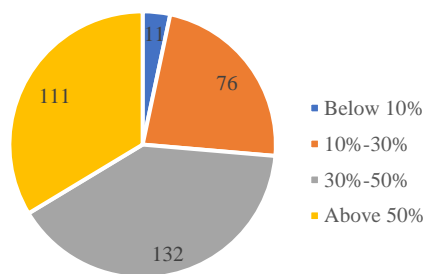


Chart 4-19 Previous house Housing-Related expenses from household income

From the above chart 4.19, from the total income of their previous household, most of them (49%) pay between 10% and 30% in an affordable way for house-related expenses. Only 11% are paying below 10%, while the rest, 40%, are burdened with their household economy because of the unaffordable housing expenses, paying more than 30%.

4.3.2.2 Comparison based on House Occupancy Status

When it comes to their current household house-related expenses, which are derived from their monthly income, the difference is very related with the occupancy of the housing where the renters and the own have different households' economy related to ownership scheme and the housing expense they have. The variation in housing-related expenses is primarily caused by house ownership, necessitating separate observation of both owners and renters in different categories to assess their status. Even if, unlike the lottery winners, the renters and buyers have chosen the location and type of house they live in, they are attracted by the condominium housing characteristics that the residents desired as pulling factors rather than the other types of housing that led them to face the economic challenge the condominium housing brought to the households.

A. Renter households

Renter respondents in the study have witnessed a difference in their housing related expenses from their total monthly income, as seen on chart 4.20, between their previous and current houses. There are no renter households paying less than 10% of their monthly income in their current house in comparison to their previous house, where nearly 10% of households paid less than 10% of their monthly income. In addition to that, the number of renter households paying less than 30% of their monthly income has significantly decreased from 40% to 15% because all (54%) are forced to pay above 30% of their monthly income in their current house.

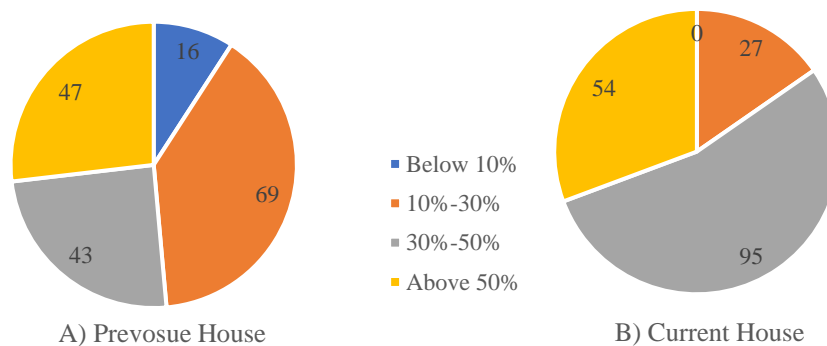


Chart 4-20 Previous House-related Expenses vs Total Income for renters

Regarding the housing expenses related to the rent and its load, on chart 4.21 the renters found the price they have paid for the house, and the majority (87%) found it not affordable and said it's

RESULTS AND DISCUSSIONS

expensive. Only 13% of them found it fair, while only 3% expressed it as affordable. It is related to the expensive house rent in the condominium, despite the pulling factors of the condominium.

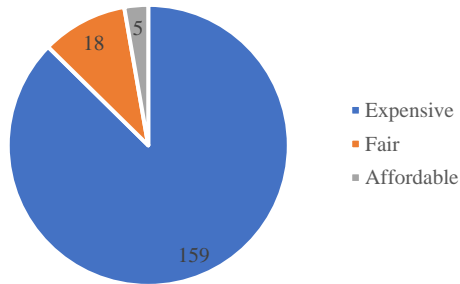


Chart 4-21 Price paid for rent the current house

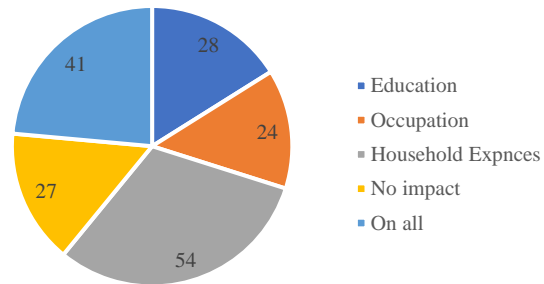


Chart 4-22 House expense impact on other household components

This affordability of the rent price of the house has an impact on the whole household's components, but specifically, the other households' expenses have been affected in most of the households. On chart 4.22, the majority (31%) is affected by its other households' expenses, and nearly 25% have been affected by all household components consequently because of the rent price of the housing.

B. Buyer Owner Households

When it comes to the owners who bought the houses from other users, either lottery winners or not, they have expressed their expense to purchase the house in relation to their capacity. Chart 4.23 shows that only 14% found it affordable, 22% found it fair, and 65% of them found it expensive to purchase the house.

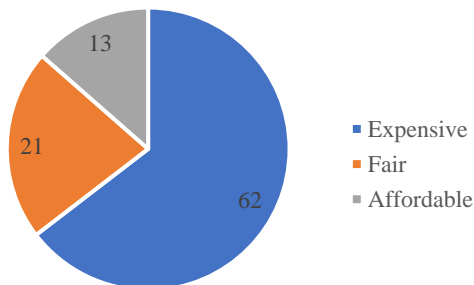


Chart 4-23 Price for Purchase this Current house

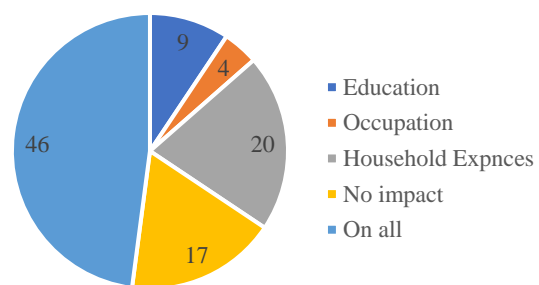


Chart 4-24 Housing expenses impact on other household components on buyer owners

RESULTS AND DISCUSSIONS

Because of the expensive housing purchase price, the impact of the household economy was asked of the households as not having a specific focused impact on the households other than other household expenses. On chart 4.24, the majority (50%) of households received an impact in general, while 21% of them received an impact specific to their other households' expenses.

C. Lottery Winner Owners Households

Specifically, for the lottery winner-owners, the house expenses favor them because of the transfer price and the expenses they have to own the house. As seen on chart 4.25, half (52%) of the households found it fair and affordable to pay for the monthly and the down payment they owe to the bank, while the rest (48%) found it expensive to make up the payment.

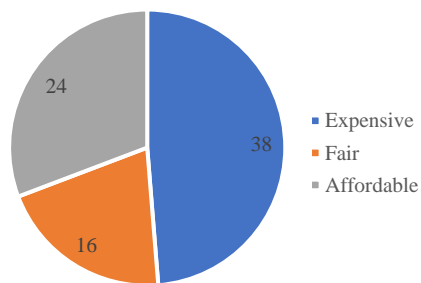


Chart 4-25 Price paid for the and monthly and down payment for the current house

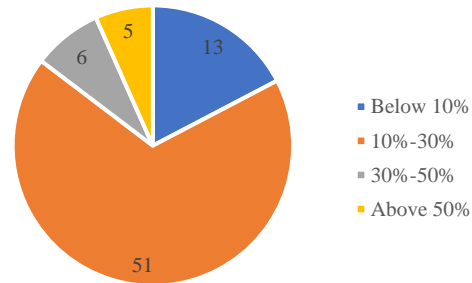


Chart 4-26 Housing related expenses paid for their previous house for lottery winners

Housing-related expenses have affected households, specifically half of the lottery winner respondents. The expenses impacted the majority (39%) of households' components evenly, whereas for some (22%) households, the impact focuses on other households' expenses, as seen on chart 4.27 below.

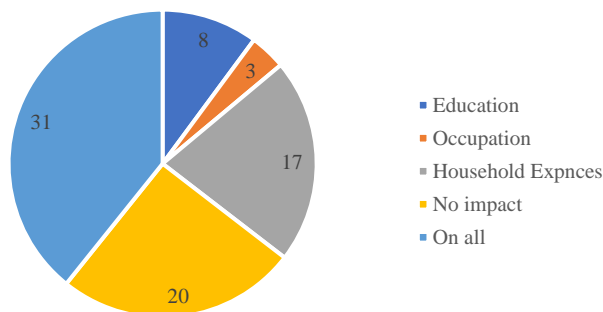


Chart 4-27 Housing expenses impact on other household components on Lottery winners

4.3.2.3 Comparison of Sources of Income

The households have different household income sources from their previous house to their current house. For this reason, after moving to their current house, the households’ income sources vary. For some respondents, this is related to the location of their house to gain, change, or lose the income source.

Table 4.8 Source of Income in the Two Households

Source of Income	Previous House	Current House
Part-time job	69	99
Rental House	25	20
Investment	41	53
No Other income	216	179

(Source; Survey result by Author)

4.3.2.4 Other expenses related to their current house

The total household expense for utilities for the household half of the households are renters who never pay for utilities directly, but they live in consideration. So, after coming to this house, as seen on chart 4.28, most of them (66%) pay up to 1000 ETB for utilities from their monthly income, while the rest (34%) pay more than 1000 ETB. This utility payment is very considerable because, in their previous house, none of them paid for utility as they lived in a rental house. The renters in current houses have two burdens: paying the house rent and the utility payment in addition to maintenance to the house, all of which increase the living expenses for that household.

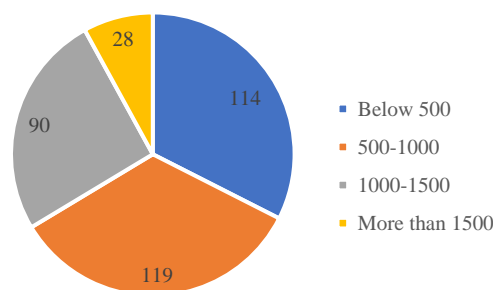


Chart 4-28 Total expenses for utility in the current house

For those samples asked how they find it to pay for utility in this current house, if it is increased, the same, or decreased. Among them, most of them (89%) found it increased, and the rest (12%) found it the same and decreased compared to their previous house utility payments and usage. Those respondents asked how affordable the change or increase in the payment for the housing

RESULTS AND DISCUSSIONS

expenses was, and the majority (82%) of the respondents expressed it as expensive, while the rest (19%) found it fair and affordable.

4.3.2.5 Household parts impacted Indirectly

The regression analysis showed that affordability has a relationship and tendency to impact (indirectly) other households' parts beyond the household economy. So, due to the housing-related expenses and the affordability of the house, which influence the household economy, the respondents asked what other parts of the households are impacted by the affordability impact on the economy. Among those who responded, 34% of them have noticed an influence on all other household parts, while 19% of them have no impact at all as seen as on chart 4.29. The others (26%) felt it on their household expenses, and a few households felt the impact on education (13%) and occupation (9%), as the regression showed.

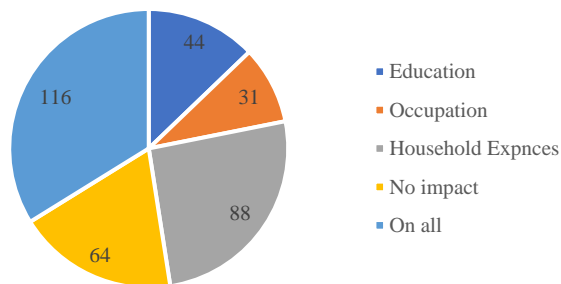


Chart 4-29 Household parts impacted by all expenses related to the house

The household economy for renters has changed significantly. In their current house, there are few households paying less than 30% of their income, which most households found expensive and tampered with their other household expenses. When it comes to buyer owners, the price they paid for the house, found it expensive, but still, there are an undeniable number of households who found it fair and affordable. For those who found it expensive, it compromised their other household expenses accordingly. The lottery winner found the price for the down payment fair and affordable, but still, there are households challenged by these expenses because, in their previous house, the households paid for rent less than 30% of their income. But their current house, their household economy is very challenged because of the expenses they paid.

Afterwards, in their current home, respondents spend less than 10% of their income for housing-related expenses, but renters suffered the most because they paid more than 30%, and half of them are overloaded with housing expenses. 75% of them described their expenses for owning or renting a house as being expensive. As a result, respondents with greater income in the family increased

their number of part-time jobs. This is due to two factors: either they are required to have more income or the existing residence provided an opportunity. In addition to this, the utility payments to the current house in comparison to previous house most of them discover increased

4.3.3 Basha Wolde Site Intragenerational Occupation and Education Mobility

4.3.3.1 Occupational Mobility Analysis

This study examines the mobility status of occupational satisfaction and performance change in households after a change in housing location in the city. For comparison, it assessed the household heads' workplace distance, performance, and satisfaction from the previous house, as well as their happiness with the proximity between the workplace and the previous house.

A. Workplace distance Comparison

In their previous house, the majority (65%) of the respondent's household heads should travel between 2 and 15 km to go to workplaces, and around 12% of the respondents used to travel more than 15 KM to go to workplaces. The rest, 22%, travel below 2 KM. When it comes to their current house, as seen on chart 4.30, the majority (54%) traveled 2–15 KM to reach their work place, while respondents households traveling below 2 KM increased to 28%.

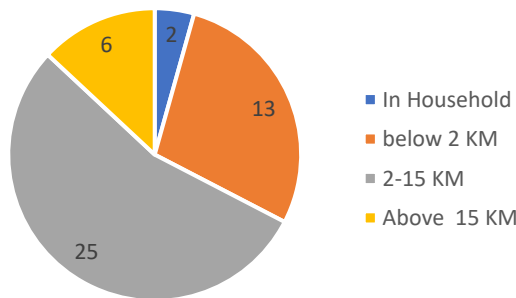


Chart 4-30 Work Place Location from Current House

A. Location Impact and Happiness

Depending on that, the respondents were asked how happy they were with the travel or the proximity to the workplace from their previous house. Most (57%) of the respondents found it fair, while 37% of them were very happy with the proximity of their workplace. Only 6% of the respondents were not happy with the proximity. And when it comes to their current status, as chart 4.31 showed, most respondents' households found it fair (57%) and less happy (29%) with their location. But respondents' households that are not happy are increased by 14% from their previous house.

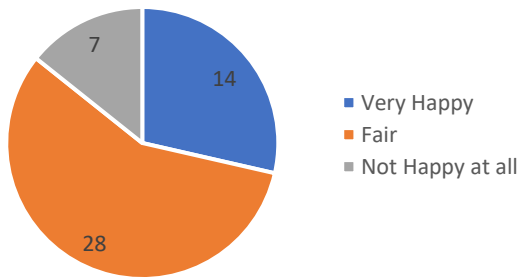


Chart 4-31 Happiness to Workplace House Proximity in the Current House

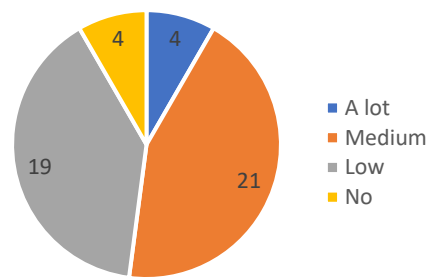


Chart 4-32 Distance impact on work performance in the current House

From their response, whether they are happy or not with the proximity to their workplace from their previous house, it is assessed the impact of the distance on their work performance. It was found that (Chart 4.32) in their previous house, the majority (51%) are impacted by medium on their work performance, and some of the respondents (20%) are impacted low. Only 10% are impacted a lot, while the rest (18%) are not impacted because of the distance to the workplace. And when it comes to their current house, the percentage of respondents, as seen on chart 4.35, is low (40%) and has no impact (8%) on their work performance, while those who received a medium impact decreased to 44%.

4.3.3.2 Educational Mobility Analysis

The educational status of respondents at Basha Wolde has been studied and analyzed in terms of mobility, educational achievement, and performances between the previous and current house. The educational levels and performance are taken from the most highly educated heads and their spouse.

A. Educational Level

Their previous educational background before coming to the current house was that the majority used to have BSc degrees (41%), diplomas (29%), high school (20%), and MSc degrees (7%) graduates, while the rest remained in primary school. When it comes to their current status, as seen on chart 4.34 in their current house, there is a significant change in diploma, which decreased to 15% and the MSc degree increased to 12%. In between, there was educational progression at the BSc and high school levels.

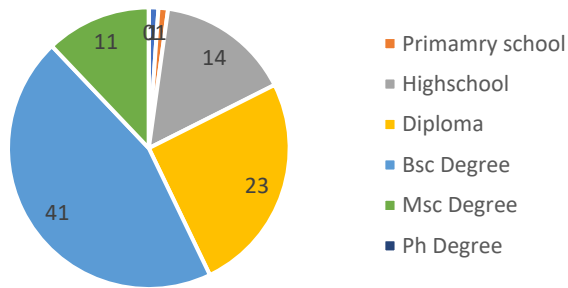


Chart 4-33 Education Status in Current house at Basha wolde

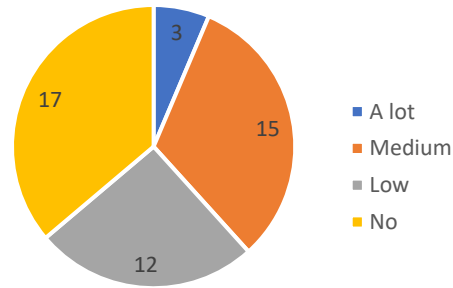


Chart 4-34 Housing Location impact on Education in Current house at Basha wolde

B. Location Impact on Education

Households were asked about the impact of their housing location on their educational performance. Chart 4.34 showed that 36% of households experienced no impact, 26% had low impact, 32% had medium impact, and only 6% had received a lot of impact on their educational performance because of their housing location form educational facilities.

4.3.4 Mickey Leland Site Intragenerational Occupation and Education Mobility

4.3.4.1 Occupational Mobility Analysis

This study investigates the mobility status of occupational satisfaction and performance change in households following a change in house location within the city. For comparison, it analyzed the household heads' workplace distance, performance, and satisfaction from the previous house, as well as their satisfaction with the proximity of the job to their previous house.

A. Workplace distance Comparison

In their previous house, 42% of the respondents' household heads traveled between 2 and 15 km to go to workplaces, and around 27% of the respondents used to travel more than 15 KM to go to workplaces. The rest, 29%, travel below 2 KM. When it comes to their current house, as seen on chart 4.33 the majority (49%) of respondents traveled 2–15 KM to reach their workplace, which is better than their previous house. Respondents who traveled below 2KM significantly decreased (13%) in their current house, and on the other hand, the number of respondents who traveled more than 15KM increased to 35%.

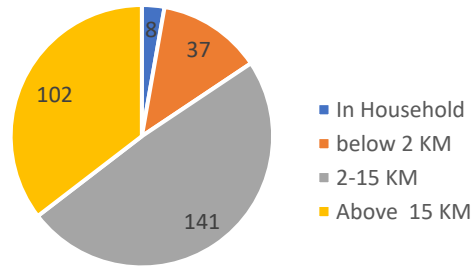


Chart 4-35 Work Place Location from Current House

A. Location impact and Happiness

To further analyze, the respondents were asked about how happy they were with the travel or the proximity to the workplace from their previous house. 43% of the respondents found it fair, and 38% of them were very happy with the proximity of their workplace. While 18% of the respondents were not happy with the proximity. When it comes to their current status, as seen on chart 4.36, most (59%) of respondent’s households found the travel distance to the workplace fair. But significantly, the number of respondents who are very happy has decreased to 19%.

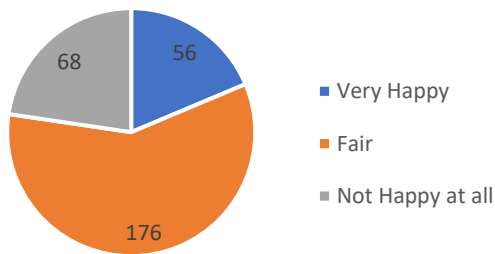


Chart 4-36 Happiness to Workplace House Proximity in the Current House

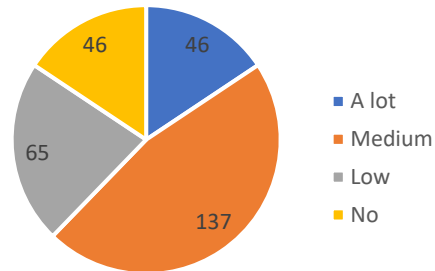


Chart 4-37 Distance impact on work performance in the current House

Based on their responses the distance and happiness with it, it is assessed the impact of the distance on their work performance. In their previous house, the majority (51%) were impacted in medium on their work performance, and 13%) were impacted in low. There are 14% of respondents found to be impacted a lot, while the rest (20%) are not impacted at all because of the distance to the workplace. Regarding their current house, chart 4.37 shows that the majority (47%) of the respondents found it fair, 22% found it to be affected a low and 16% were affected a lot. The rest (16%) are not affected by the workplace distance on their performance.

4.3.4.2 Educational Mobility Analysis

The study examined the educational status of respondents at the Mickey Leland site, analyzing their mobility in terms of achievement and performance between their previous and current houses.

A. Educational Level

The majority had Bsc degrees (45%), diplomas (25%), high school (16%), and Msc degrees (6%) before moving to their current house. When it comes to their current status, as seen on chart 4.38, the Bsc level has decreased to 42%, while the number of MSc holders has increased to 11%.

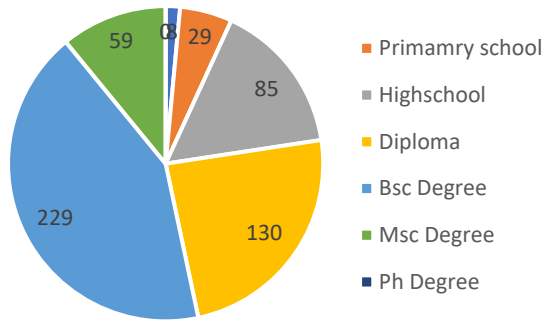


Chart 4-38 Education Status in Current house at Basha wolde

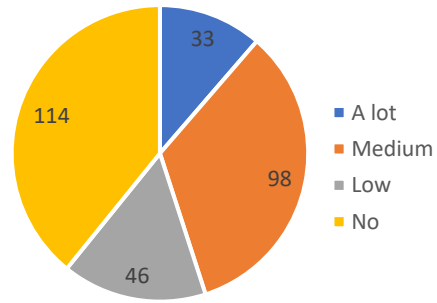


Chart 4-39 Housing Location impact on Education in Current house at Basha

B. Location Impact on Education

On reaching their current educational achievements, the households have asked how much they have impacted their educational performance on the household members because of the housing location of education facilities. As seen on chart 4.39, the majority of households received no impact (39%) and low impact (16%), while 34% received medium impact and 11% received a lot of impact on their educational performance because of their housing location form educational facilities.

4.3.5 Inter-case Occupational and Educational mobility Comparative Analysis

4.3.5.1 Comparative Occupational mobility

The inter-case analysis helps to analyze the current housing location in the city to separately study these case study sites and show the different impacts of housing location on work performance that can lead to mobility of occupation because of the different locations in the city.

A. Workplace distance

From both sites, the majority (54% and 49%) of respondents traveled between 2–15 KM to their workplace. However, respondents at Mickey Leland traveled more than respondents at Basha Wolde because of their location in the city; 35% of respondents (chart 4.41) traveled more than 15 KM while only 13% traveled at Basha Wolde (chart 4.40).

RESULTS AND DISCUSSIONS

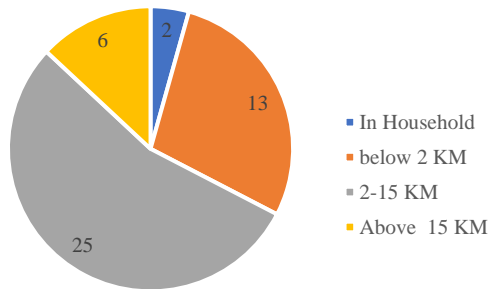


Chart 4-40 Distance from Work current house at Basha Wolde

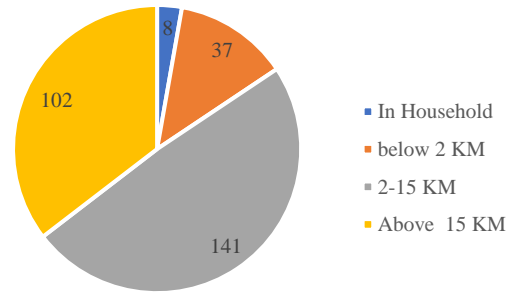


Chart 4-41 Distance from Work current house at Mickey Leland

For comparison, it's tried to analyze their previous house location and the workplace to assess who gets better stats or travels less than each other, and it is summarized as follows:

Table 4.9 Summary of Distance Covered to Workplace

Distance to Workplace	Previous House	Current House (Basha Wolde)	Current House (Mickey Leland)
In Household	6	2 (4%)	8 (3%)
below 2 KM	99	13 (28%)	37 (13%)
2-15 KM	159	25 (54%)	141 (49%)
Above 15 KM	87	6 (13%)	102 (35%)

(Source; Survey result by Author)

B. Happiness on workplace proximity

The respondents were asked if they were happy with the proximity of the workplace to the current house for both sites separately. As a result, the respondents from Basha Wolde (chart 4.42) were much happier (29%) than Mickey Leland (19%) with the distance of their workplace (chart 4.43). This explains the distance Mickey Leland traveled from the inner city. This is elaborated further by the 23% of respondents at Mickey Leland who said they were not happy compared to Basha Wolde only 14% of them are not happy. While the majority on both sites found it fair.

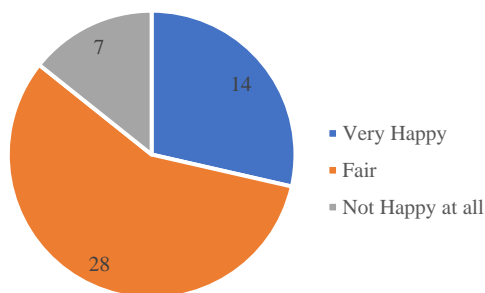


Chart 4-42 Happiness with the proximity of the workplace to the

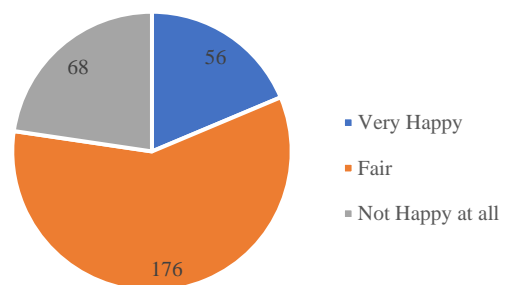


Chart 4-43 Happiness with the proximity of the workplace to

C. Distance Impact on Occupational Performance

Because of that happiness level, what is the impact of the distance on the respondent’s occupational performance. Because happiness will depend on the impact on their occupation and performance. The impacts are measured by their performance in the workplace and the impact on their occupational mobility, which leads to an indirect impact on their income mobility. Among the two sites, the respondents at the Basha Wolde site were found to be less impacted (40%)(on chart 4.44) than those who live in Mickey Leland (22%) on chart 4.45, and the number of respondents impacted a lot is greater at Mickey Leland (16%) than respondents at Basha Wolde (8%).

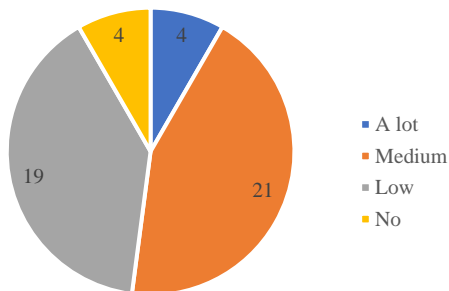


Chart 4-44 Distance impact on Work performance For Basha Wolde

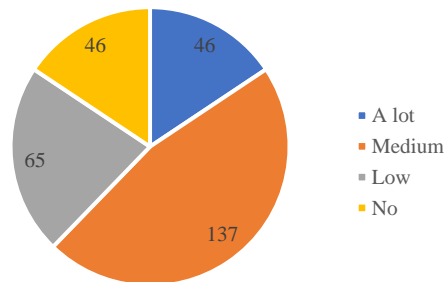


Chart 4-45 Distance impact to Work performance For Mickey Leland

The above result shows that in both scenarios, respondents at Mickey Leland sites are not doing better than respondents at Basha Wolde. According to the above chart, respondents at Mickey Leland (16%) received no impact on performance compared to respondents at Basha Wolde (8%). This may be because of the change of job due to the change of housing in the peripheral area of the city. This is elaborated by the survey to ask the respondents if they changed jobs due to a change of housing.

C. Job changes after change to current house

So, for the question of whether they changed jobs or not due to a housing location change, how do they find it. The respondents, as seen on chart 4.47, at Mickey Leland (39%) get better jobs than the respondents at Basha Wolde (27%). Almost a third of (68%) respondents at Basha Wolde (on chart 4.46) didn’t change their jobs because their location may not require a change of job or workplace.

RESULTS AND DISCUSSIONS

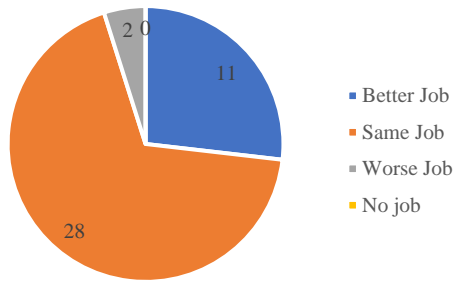


Chart 4-46 Job Change, after getting to this house At Basha Wolde

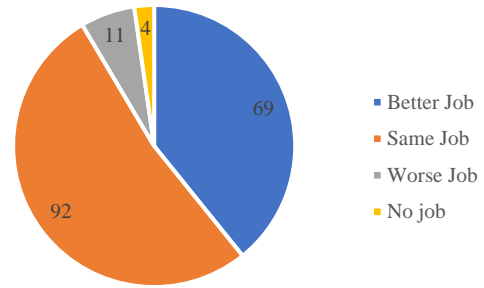


Chart 4-47 Job Change, after getting to this house At Mickey Leland

As seen above, there are some job losses, and getting worse in the households. It's found that some households have improved in terms of occupation, some get deprived, and still, some are at the same status.

Table 4.10 Summary of Happiness and Impact on Distance impact

Factor and Effects		On Previous House	On Current House				Total
			Basha Wolde	Percentage	Mickey Leland	Percentage	
Happiness on Proximity to Workplace	Very Happy	134	14	29%	56	19%	70
	Fair	159	28	57%	176	59%	204
	Not Happy	58	7	14%	68	23%	75
Distance Impact on Job	A lot	45	4	8%	46	16%	50
	Medium	181	21	44%	137	47%	158
	Low	53	19	40%	65	22%	84
	No	69	4	8%	46	16%	50

(Source; Survey result by Author)

In general, all the respondents from both sites are traveling more than their previous house because the majority traveled between 2–15 KM and a few respondents traveled more than 15 KM. Whereas in their current house, the number of respondents who traveled more than 15 KM increased, especially respondents at Mickey Leland. This indicates that there are more unhappy respondents at Mickey Leland than at Basha Wolde because of the distance between the current house and the workplace.

4.3.5.2 Comparative Educational Mobility Analysis

As said earlier, the comparative study will compare the respondent's previous household to their current household educational level if they achieved some level collectively between the two sites.

RESULTS AND DISCUSSIONS

In addition to that, the comparison of the respondents' households between the two sites was done to assess which site location impacted the respondents' educational level and performance.

A. Educational Level

From the chart below about their educational level while living in their current house, it appears that some of the respondents from both sites migrated from one education level to another. However, among the two sites, respondents at as see on chart 4.48, respondent at Mickey Leland migrated better than Basha Wolde' respondents. This may not be related to the location, for which there is another factor which education is based.

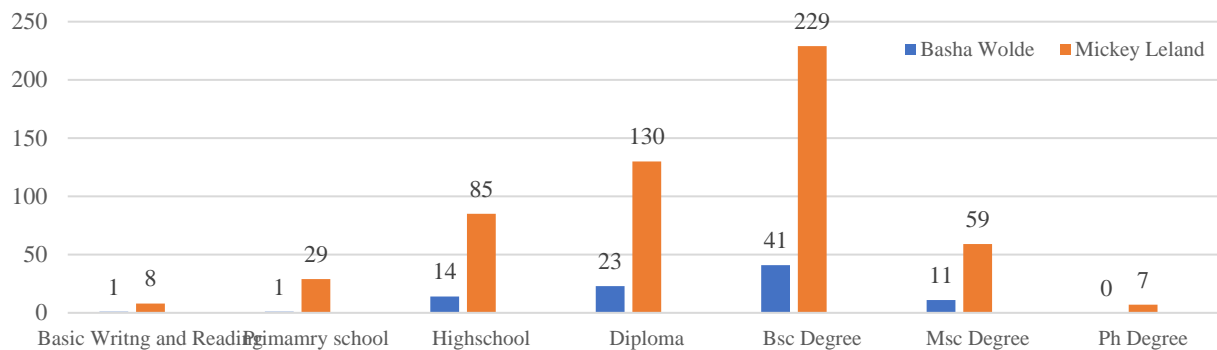


Chart 4-48 Education Level on Current House

Analyzing the migration or transition pattern of respondents from one education level to another in the two sites, by calculating the difference in each educational level between the previous house and the current house, as a result of the Mickey Leland site, respondents have a better education level and achievement than respondents at the Basha Wolde site.

Table 4.11 Number of differences in Educational Level between sites in previous and current

Education level	BWR	Prim	High	Dip	BSc D.	MSc D.	PhD
Basha Wolde	0	-1	-4	-4	+4	+5	0
Mickey Leland	0	-5	-3	-9	-17	+25	+7

(Source; Survey result by Author)

So, what would be the reason among the factors affecting education? Among them, the financing for education in the household economy could be one where house-related expenses could compromise it in addition to the location as assumed. For that reason, the respondents were asked if they found an educational facility nearby, and respondents from both sites responded yes, there is. To assess the impacts on schooling, the question to the respondent was based on the economic situation of the household. The respondents were asked if they were challenged by housing

RESULTS AND DISCUSSIONS

expenses and impacted by their need for education. This issue can be related to housing affordability and its impact on the household economy.

The majority of respondents said they haven't been challenged because of housing expenses. The rest said they have been challenged at both sites (11% at Basha Wolde and 21% at Mickey Leland). The respondents at Mickey Leland were impacted because the respondents at Basha Wolde have a higher income than Mickey Leland. This may be because the respondents at Basha Wolde have a higher income than Mickey Leland, and in addition to that, they have a variety of educational facilities nearby.

A) Distance impact on Education performance

To gain a deeper understanding of the impact on education performance, it is necessary to inquire about the effect of distance to school on household members' performance at both sites. From the chart 4.50 below, more (11%) of respondents from Mickey Leland have received a lot of impact on their performances than respondents from Basha Wolde (6%) (on chart 4.51). However, there are more (62%) respondents who received low or no impact from the Basha Wolde site than from those who are at Mickey Leland.

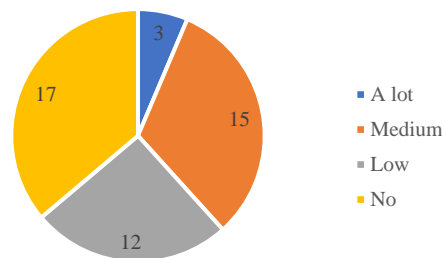


Chart 4-49 Impact of school distance from Current House at Basha Wolde on performance

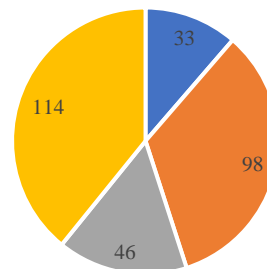


Chart 4-50 Impact of school distance from Current House at Mickey on performance

In another way, to find the real impact on schooling or education because of the location of the housing, the respondents were asked which parts of the households were impacted because of their location in the city. From the chart 4.52 below, education is impacted more at the Mickey Leland site (14%) than at the Basha Wolde site (7%) on chart 4.51. This includes that, collectively, education is impacted along with occupation because of location.



Chart 4-51 Current house location impact on household members on Basha Wolde

Chart 4-52 Current house location impact on household members on Mickey Leland

On educational mobility, there are things noticed that, in general, respondents in both sites gain some educational level, while some of the respondents are challenged by housing-related expenses of the household and the location of their house from educational facilities on their performance, not on their level. The inter-case analysis reveals that location and affordability significantly influence educational performance, with respondents at Basha Wolde achieving better results than those at Mickey Land.

4.3.6 Intragenerational Residential Mobility Analysis

This category focuses on physical mobility, which affects households differently from other mobility types. It evaluates the physical dimensions of a house, including type, construction material, and size, and how these changes impact the overall quality of the household. Their current condominium house is made of concrete walls, floors, and ceilings, with metal doors and windows. The other is the size or number of rooms they have in this house; the condominium has a range of rooms, from one room to four rooms per unit, without the kitchen and bathroom. Participants discussed their previous houses' construction materials, room numbers, and opinions, and were given the chance to compare their previous house to their current house.

A) Construction Material Comparison

The previous type of house for most respondents was private rental housing, so to compare these. The first thing to see is the construction materials of the condominium they are living in now. From this, almost all the walls, the floor, and the ceiling are concrete, while in some cases the ceiling could be CI sheet (20%) on top floors.

The respondent's previous house construction materials were compared with each category to see which house was better. As shown on chart 4.53, regarding the roofing material, the majority (96%) have CI sheet roofs, and the rest (4%) have concrete roofing that was used in their previous

RESULTS AND DISCUSSIONS

houses. When it came to the walls, the majority (66%) were concrete walls, and the rest (34%) were earth walls. The flooring was almost all made of concrete (93%), earth (5%), and wood (2%) for the previous houses. The door and window of the previous house are made of mainly metal (69%) and wood (30%), and the rest is CI sheet.

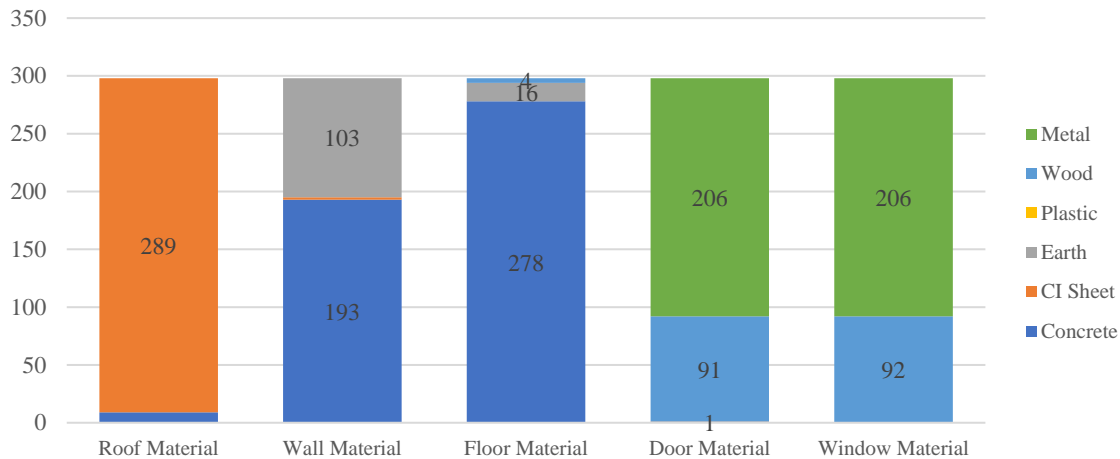


Chart 4-53 Respondents Previous House Construction Materials

To summarize the construction material comparison between the respondent's previous house and the current house they are living in now, the table below shows the best material to build with and the actual materials they were built with for both the previous and current houses. With that result, their current house better fits with the best material for construction except the roofing, which only 80% of the respondent house is built from.

Table 4.12 Suggested construction materials and Percentage used

Building elements	Previous House	Current House
Roof (Concrete)	4%	80%
Wall (Concrete)	66%	100%
Floor (Concrete)	93%	100%
Door and Window (Metal)	69%	100%

(Source; Survey result by Author)

B) Comparison of House Sizes

The other comparison element is the number of rooms they had in their previous house compared to their current house. For the size of their previous house, on chart 4.54 the majority of respondents were living in two rooms (34%), three rooms (28%), or one room (17%), and 22% of

RESULTS AND DISCUSSIONS

them were living in a house with more than three rooms in their previous house, which is comparable to some of the current houses.

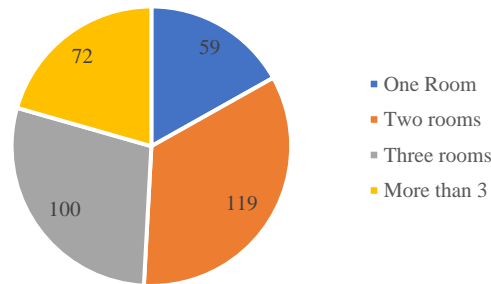


Chart 4-54 Number of rooms in the previous house

To compare these two houses in terms of the number of rooms or size of the housing unit, dwellers get a better house type or better room number to accommodate their family sizes. So, in the table below, residents in studio housing are not that much benefited as seen on table 4.14 (only 17% have the chance of getting better) from living in their current house, among others. The rest of the residents in other housing unit types somehow get a better house with a better number of houses (more than 50%), especially three-bedroom housing unit owners get the best of it.

Table 4.13 Comparison of Number of rooms in the two households

Unit type	Unit Frequency	Current number of rooms	Previous house number of rooms	Percentage of who get better room number than previous
Studio	39	1	1	17%
One Bedroom	124	3	2	51%
Two Bedrooms	126	4	3	80%
Three Bedrooms	59	5	≥4	100%

(Source; Survey result by Author)

For the question of which is the better house for them than their former house and current house, the respondent stated that the majority of the respondents (59%) considered their current house better than their previous houses. Still, some respondents (18%) found it bad and considered it a downgrade compared to their previous house.

C) Opinion on Current house Type and location

The other thing is that the respondents asked about their house area in square meters, the type of unit they own or rent, and if they were happy with these things in their house. Among the given alternatives, 40% of respondents said they were happy with both the type and area and 26% said they were happy with the type only of the house they lived in as shown on chart 4.55. The rest of

RESULTS AND DISCUSSIONS

the respondents (34%) said they were not happy with both the area and the type of their units. Among those who said they were not happy with both, they were asked if they were planning to change, and only 36% of them were planning to change, and most of them (64%) replied that they were not planning to change because either they are settled or have a lack of economic capability as surveyed.

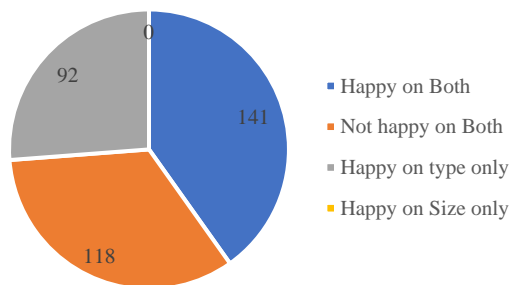


Chart 4-55 How happy with the size and the type of the current house

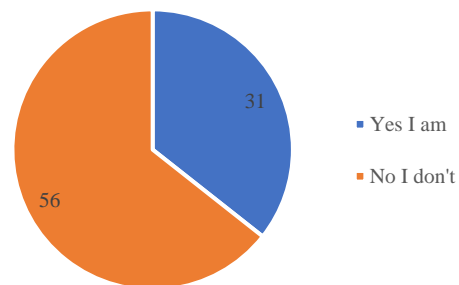


Chart 4-56 If you are not happy are you planning to change

One last thing discussed on the residential mobility issue is the location of the house in the city. All the respondents responded by thinking about the other housing project's location in the city, and chart 4.56 shows that the majority (87%) of the respondents found it acceptable to live in that location, but still, some respondents (13%) found it unacceptable. Among them, respondents from Micky Leland found it more unacceptable than those at Basha Wolde.

As the respondents on the case study sites are condominium residents, it compared their previous house with their current condominium house; they are living in it now, in different aspects, with the construction material, and it's obvious their current house has been found to be better than their previous house. Regarding the size and number of rooms in their house, only half of them have better housing than their previous status.

4.3.7 Intergenerational Mobility Study

In this part of the analysis, it is discussed the intergenerational analysis of the sampled respondents' households and their respective parent's households in terms of economic, educational, occupational, and residential status to compare themselves with their parents. Such information about their parents is collected directly from the respondents themselves. The final analysis will be by comparing the two households in terms of the above contexts. The parent's household

RESULTS AND DISCUSSIONS

analysis is, in the same way, the sampled respondent's household analyzed by assessing who performs better from these two households.

4.3.7.1 Comparative Economic Mobility Findings

In this category, the comparison is based on income level and the affordability status of housing-related expenses. The income and expenses of the parent's household are analyzed based on the total household income and the total house-related expenses they have. The analysis is based on the affordability benchmark, the same way the sampled household was analyzed. The analysis is undertaken as a ratio of house-related expenses to household total income. The ratio, or percentage, will help us compare the two households. After that, each piece of data will be compared to each other to determine which household performs better and whether the respondent family is better than their parents.

A) Household Income and Affordability Comparison

The first data to analyze is the income range of the two households to relatively compare them. Among the two households, the parent's household (on chart 4.58) has a majority (56%) with less than 15,000 ETB per month income than the respondent households (12%). In addition to that, only 20% of the households have an income of more than 20,000 ETB compared to the respondents' households, of which the majority (64%) have an income of more than 25,000 ETB as shown on chart 4.57 below.

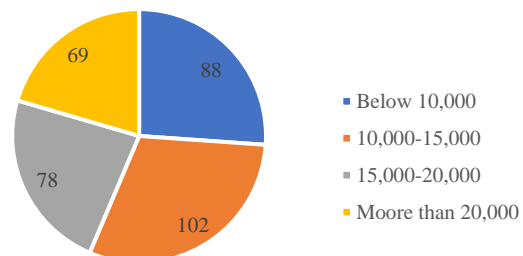
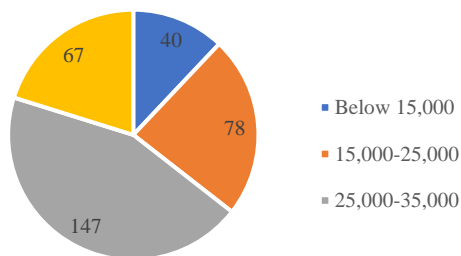


Chart 4-57 Respondents' Household Income

Chart 4-58 Parents' Household Income

In addition to the above comparison, it also needs the affordability status of the households in terms of their economic status. The income and the house-related expenses are a better showcase to compare the two households. Because it can show the real capacity and performance of the household's economy in relation to housing and its expenses to live in it.

RESULTS AND DISCUSSIONS

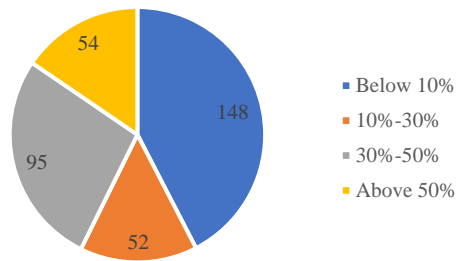


Chart 4-59 Respondent Household Income to House-Related Expenses

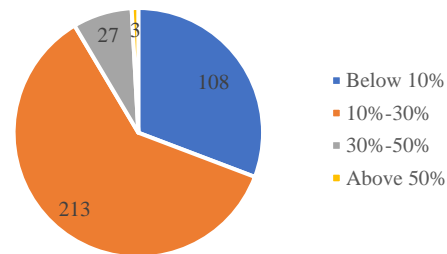


Chart 4-60 Parents Household Income to House related expenses

As seen from the above chart 4.60, there are more households from the parent's side; more than 90% have paid less than 30% of their income to housing than the respondent's households (57%) on chart 4.59. For better understanding, there is almost no parent's household that is more burdened by housing expenses than the respondent's side, where around 42% of households are burdened because they paid nearly half of their income.

Table 4.14 Comparison of Households on Affordability Benchmark

Benchmark of Affordability	Respondents Household	Parents Household
Under 10%	148	108
10%–30%	52	213
30%–50%	95	27
Above 50%	54	3

(Source; Survey result by Author)

Having the above idea, in addition to that, assessed the respondent's perspective on the income and the economic capacity of their parents' households, and after that, checked if they get some kind of financial support from their households. The respondents expressed their perspective that around 67% of them think their parents' households are not better than themselves. Whereas the rest of them (28%) think that their parent's household is better than their household. Among them, they were asked if they got any financial help from their parents, and around 20% received it. Through the economic mobility of the two generations, they have compared different aspects of income level and the expenses they have on housing with the affordability rate and financial relationship between these two households. Based on income level, the respondents' households have a better income level than their parents' households, which shows their capacity for the household economy.

4.3.7.2 Comparative Occupational and Educational Mobility Findings

The occupational mobility study of the two households is analyzed in terms of the workplace-to-household distance rather than the occupation type they have, which needs further and excessive management of data and deep analysis. In addition to that, analyzing such a status needs multiple considerations and contexts that affect the analysis output.

A) Comparative Occupational Analysis

In terms of the distance covered to the workplace, in both households, the majority cover more than 2 KM in general to go to their workplaces. But among them, the parent’s household traveled more than the respondent’s household in total. To see it deeply, among the parents on chart 4.62, 38% traveled more than 15 KM to their workplace than the respondent’s household (32%) on chart 4.61. In addition to that, 50% of respondents travel between 2–15KM while only 35% of parents have traveled that distance because the rest are traveling more than 15KM. This data shows only that the respondent households are doing well by traveling less than their parents to go to the workplace.

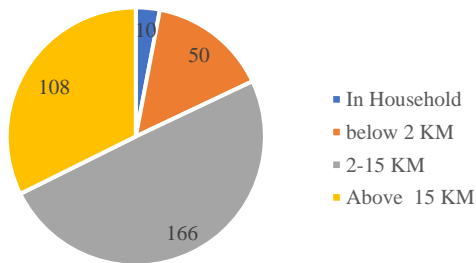


Chart 4-61 Respondents' workplace from current house

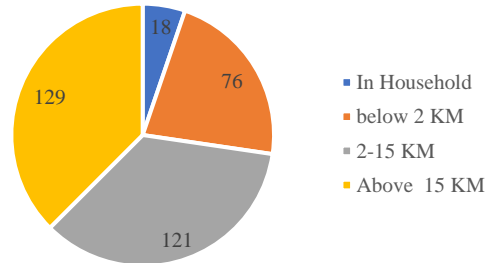


Chart 4-62 Parents' workplace from their recent house

To summarize, in the table below, more parents’ households work in households below 2 km than respondent households, but regarding where the majority of the households are, more parents’ households traveled than the respondent’s households.

Table 4.15 Comparison of workplace distance between the two households

Distance to Workplace	Respondent Household	Parents Household
In Household	10	18
below 2 KM	50	76
2–15 KM	166	121
Above 15 KM	108	139

(Source; Survey result by Author)

B) Comparative Educational Analysis

This part focuses on educational mobility, examining how much further the respondent households achieved than their parents and who gains better status despite challenges and opportunities. Respondents were asked about their parents' educational level, as previously mentioned.

The two households earn almost the same amount on some type of education level, especially high school and diploma. However, the difference comes when the parent's households have a higher number (21%) of households with basic writing and reading skills than the respondent's households. In addition to that, the respondents (on chart 4.63) have better achievement in BSc and MSc degree levels (42% and 11%) than the parent's households (17%) on chart 4.64. In both cases, the parents have a lower status than the respondents in total.

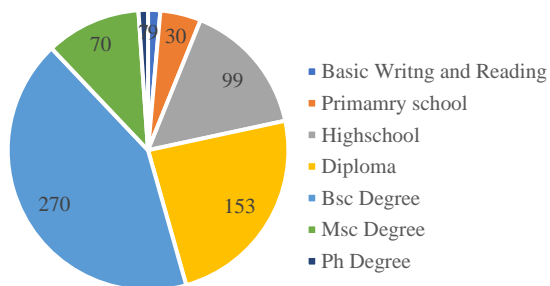


Chart 4-63 Education level of Respondents

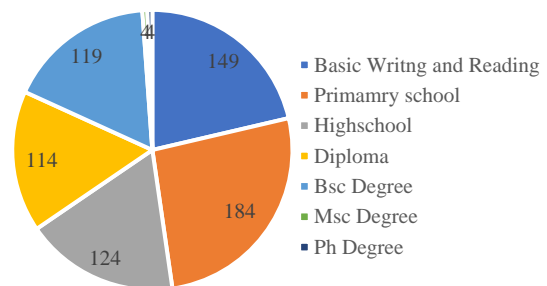


Chart 4-64 Education level of parents

In conclusion, in occupational mobility, the distance traveled to the workplace is one of the factors impacting occupation quality and performance. So, depending on that, the two households are compared based on the distance they have traveled to their workplaces. As a result of the above finding, the respondents have a better stat that they have traveled less distance than their parents. With the education status in general among the two households, the respondents' households have a better educational level than their parents, without forgetting that the respondents have been helped by their parents to reach their current educational status.

4.3.7.3 Comparative Residential Mobility Findings

To study the physical housing status of the two houses, the respondents are asked about their parents' house situation, such as the ownership of the household, the construction material, the location of the housing in the city, etc. This helps to study the residential mobility of the two households, which means who owns or lives in a better household in terms of different aspects. Whereas, having decent housing will be related to a better household economy and the

RESULTS AND DISCUSSIONS

affordability of housing-related expenses. The respondent asked for the type of ownership of the parent's house and how old they were when they got it.

A) House Ownership and Type Comparative Analysis

For residential mobility, it's tried to compare the two households based on different common things the two households have. These are tenurial status, house location, construction material, size or number of rooms, and the respondent's perspective of comparing their house to their parent's house.

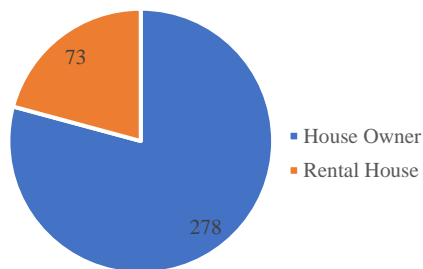


Chart 4-65 Parents House Tenurship status

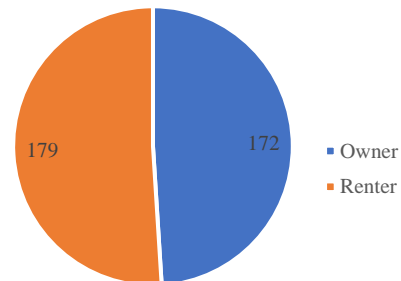


Chart 4-66 Respondents House Occupancy

Regarding the ownership of the house, both households have rental and owned houses. Whereas the parents (on chart 4.65) have a greater number of house owners (79%) than respondents' households (50%) as shown on chart 4.66. The rest of the parents' households are in rental; the majority are in either private rental houses or kebele houses. Regarding the housing type, only 3% of the parents live in condominiums, but rather the majority live in privately owned houses (57%), whether they're in the city or in a rural house (16%) outside the city. But there is an undeniable number of parent households living in kebele houses (16%).

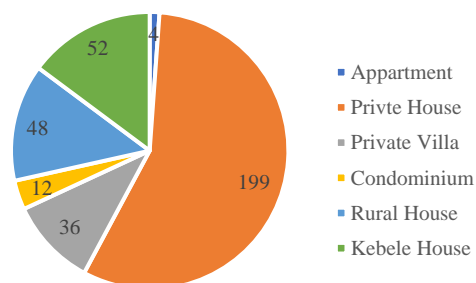


Chart 4-67 Parents Recent House Type

B) House Construction Material Comparison Analysis

So, one of the comparative measures for the quality of these two households is the construction materials that they are built from. The respondents' housing is mostly condominiums, with concrete

RESULTS AND DISCUSSIONS

roofs (except for CI sheets) and metal doors and windows. So, to compare and analyze the two houses in terms of quality and decency, the respondents asked about their parents' house construction materials.

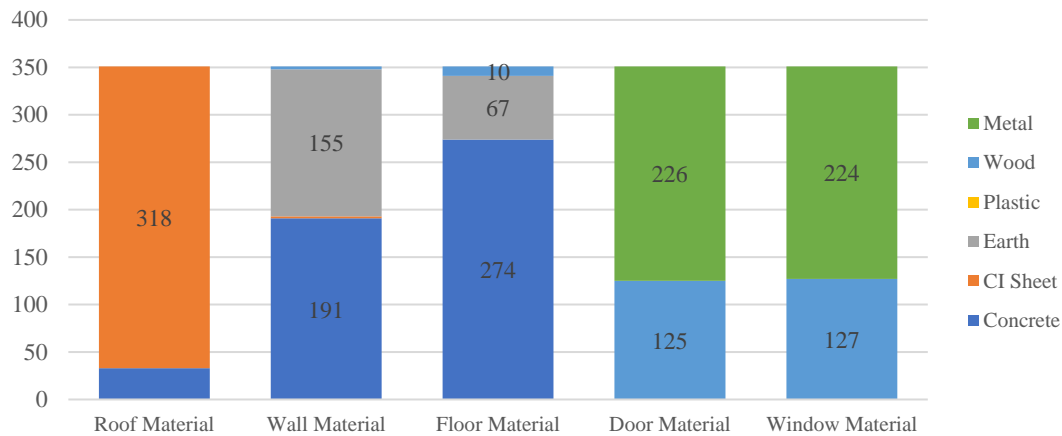


Chart 4-68 Parents House Construction Materials

In terms of house construction material quality, the respondent houses are better than their parents' houses. From each construction material best for each building element, the respondent houses are better because they have the highest percentage of the suggested construction material. Because as shown on chart 4.69 only 9% of the parents' houses have concrete roofing, while 80% of respondents have a concrete roof. The construction of walls and floors primarily consists of concrete, with only 54% of walls and 78% of floors being made from concrete. In addition to that, the windows and doors are built, and only 64% of them are made of metal.

Table 4.16 Comparison of two houses' construction material

Building elements	Parent House	Respondent House
Roof (Concrete)	9%	85%
Wall (Concrete)	54%	100%
Floor (Concrete)	78%	100%
Door and Window (Metal)	64%	100%

(Source; Survey result by Author)

C) House Size Comparative Analysis

Another thing that helps compare these two households is the size of the house in terms of area or number of rooms they get. The respondent's house is a condominium with two to five rooms, excluding the bathroom. Respondents are asked to compare their parents' house in terms of area and number of rooms.

RESULTS AND DISCUSSIONS

Regarding the parent's house, the majority (35%) of houses have more than 5 rooms and four rooms (32%) in the house, while the majority (82%) of respondents have less than five rooms, which is only 15% of respondents houses that have more than five rooms in their house. Based on these facts, it is clear that the parents have better houses than the respondents in terms of the number of rooms they have in their respective houses they live in now.

Table 4.17 Comparison of house size between the two households

Number of rooms	Parents' house	Percentage	Respondents house	Percentage
Two rooms and less	37	11%	39	11%
Three room	78	22%	124	35%
Four rooms	111	32%	126	35%
Five and above	121	35%	59	15%

(Source; Survey result by Author)

The majority of respondents (57%) believe their parents' house is better than their own, while 35% think it's not better in terms of general house condition, based on their overall opinion on house quality. The comparative study of these two generations has focused on the essence of residential mobility, which, based on the construction material and number of rooms they have, was a better showcase. So, based on construction material, the respondent's house has better materials than their parent's house, which can be considered an indication of mobility. With the number of rooms between the two households, the parents have a better number of rooms.

4.3.8 Summary of Findings

The correlation test showed low and moderate relationships between independent and dependent variables in various degrees and directions. Specifically, the result reveals significant relationships between affordability with the household economy, location with education and occupation, and typology with the household economy. The regression test revealed that the dependent variable experienced varying percentages of changes due to the impact of each independent variable. The household economy exhibited positive regression for affordability and housing typology, with no significant dependency on housing location. The result indicated that education showed minimal regression due to changes in housing attributes, but housing location had a better influence on it than the others. The occupation also showed positive regression, especially with housing location rather than housing typology and affordability.

Based on the comparative analysis and the inter-case analysis of the intragenerational and intergenerational mobility studies, it is found that there are different types of variances and changes in the households because of housing attributes, whereas the direction of mobility in the households and the type of mobility created because of the influence of housing attributes need to be determined based on social mobility determinants.

To summarize the findings, it needs to start from the socioeconomic status of the households in current and previous households, then the social mobility status in terms of intragenerational and intergenerational mobility of economy, education, occupation, and residence.

4.3.8.1 Socio-economic status of households

The condominium residents were found to have different socioeconomic status between their current and previous households, regardless of the different factors, including housing changes. These socioeconomic statuses include the household economic which is about the income and expenses they have, the educational status, the occupational status which is satisfaction and performance, and the housing quality they have before and now.

Even if the housing change caused some socioeconomic status changes, households have climbed up on the social stratum, which is built on socioeconomic status privileges such as having a better income than their previous time, additional educational status, promotions, better performance in workplaces, and having a decent house for their household. Some households found themselves challenged to improve their socioeconomic status due to different factors to climb the social stratum. To discuss this in detail worth seeing each socioeconomic status.

The external factors exerted on the household's socio-economic status by the housing attributes stated earlier could create different types and dimensions of social mobility in terms of intergenerational up or downward mobility and intragenerational up or downward mobility of the households in terms of different mobility ranges after getting to their current house in relation to their previous houses and their parents' households.

4.3.8.2 Intragenerational Social mobility

The study reveals that households' social mobility dimensions, including socio-economic status and decent house status, are analyzed in the intragenerational mobility survey. Households have experienced upward mobility in most aspects, except for economic mobility, where most

respondents remained in their previous house status or below the expected level. The mobility types can be assessed based on the economic, educational, occupational, and residential factors, as said earlier, in relative comparison of the previous households.

A. Economical mobility; -The respondents' households, particularly those who rented the houses, are facing challenges in their household economy due to housing affordability issues. The survey result showed that they have burdened their household economy because of the housing-related expenses of living in that house which is not a good sign of mobility in terms of the economy. Regarding the economic mobility of house owners, they have slight upward mobility because of the household's economy, which is not burdened by housing-related expenses.

- **Renter households**

The household economy for the renter has changed significantly; in their current house, there are few households paying less than 30% of their income, which most households found expensive and interfered with their other household expenses. This economical change, which is related to their housing related expenses in comparison to their previous house, shows that there are changes on the mobility spectrum. So, for such households, this is not a good sign for economically mobilizing upwards. But the majority is suffering because of the overburdening housing economy because of the house rent price.

- **Buyer Owner Households**

For these households, they paid for their current house, even if it is not specific; the buyer owners paid for the house; they found it expensive; but still, there are an undeniable number of households that found it fair and affordable. For those who found it expensive, it compromised their other household expenses accordingly. Even if it is a one-time purchase, unless it is connected to a bank loan, But these respondents experienced an eventual impact on the household's economy if they consumed too much of their savings.

- **Lottery winner Owners**

For the lottery winners, the price for the down payment and the monthly expense for the bank to the loan, the majority found it fair and affordable; it fairly helped them own the house without impacting the household economy. But still, there are households challenged by these expenses because, for comparison, in their previous house, the households paid for rent less than 30% of their income in relation to their low income. But when it comes to their current

house, their household economy is very challenged because of the expenses they paid without the household income improvement.

- B. Occupational mobility;** -The survey revealed that respondents showed minor mobility in collective compared to their previous house, but when it come to the result of the inter-case analysis the two sites had varying occupational mobility extents. The survey results indicate that respondents at the Basha Wolde site have better upward occupational mobility that they have better performance and satisfaction with the occupation and they are happier with the distance to the workplace than respondents at Mickey Leland.
- C. Educational mobility;** - In terms of educational mobility, as said earlier, the overall respondent's educational level has changed. Respondents, despite experiencing household economic impacts due to affordability, have achieved upward educational mobility after moving to their current residence. Regarding housing location, seeing the two sites, the survey showed that respondents at Basha Wolde have more advantages than Mickey Leland having upward educational mobility in terms of educational performance and achievement.
- D. Residential mobility;** - In this category, the respondents at all have assessed and analyzed their housing status in their previous and current houses regarding their satisfaction with the condition and physical quality their housing unit is to be decent housing. Having that in mind, the survey showed that the respondent's households have residentially mobilized upwards in comparison to their previous house in terms of house construction material quality, size, and location.

4.3.8.3 Intergenerational social mobility

This type of mobility is in relation to the respondent's household and their parent household in terms of the economy, education, occupation, and residential decency of the two households. So, the comparative analysis showed that there are differences perceived in the households that can be studied in terms of intergenerational mobility among the two households.

- A. Economic mobility;** -The respondent's households have a better income than their parents' households, which puts them in favor of income. However, the survey result showed that in terms of overall household economy, the parent's household performs better than the respondent's households because of housing-related expenses and the affordability of the

house they are living in. Because of this, there is a tendency to say the respondent's household is not economically mobilized than their parent's household.

B. Occupational and educational mobility; - On these two mobility types, which are both directly influenced by location, it was perceived from the survey results that regarding the occupation the respondents had a better status because they traveled less distance to their workplace than their parents. The survey showed that, in terms of educational mobility, the respondents' households have a better educational level than their parents. This may be a result of different factors than housing-related ones but still, the respondents' households have intergenerationally mobilized higher than their parents in terms of occupation and education.

C. Residential mobility; - In terms of residential quality or decency of housing, the majority of the respondents' households are better than their parents. The survey showed that the respondent's households were surpassed in two of the three criteria, which leads us to say that the respondent's household is intergenerationally mobilized more than their parent's household.

As previously seen from the perspective of the households, it needs to be seen from the housing perspective of the influencer and discussed to address the objectives. Condominiums as government-subsidized housing have housing attributes as discussed that are found to be factors that impact the residents in both positively helping them get better and negatively depriving the household's socio-economic status.

4.4 Discussion

Based on the problems discussed and the initial factors seen, it has been tested to prove the proposed hypothesis and found that there is a connection between housing development and social mobility, referring to some international cases, especially Lilia (2007). The results from the hypothesis and the field data analysis proved that there is an impact on the households in both positively helping improve the social mobility of the households and negatively limiting the capability of social mobility of the households with the housing and its different factors. The results are mainly seen as the affordability impact on the economy and the location on the occupational and educational status of households.

The research begins with the problem of housing that hasn't been covered, which was an excessive development without proper analysis of the impact of its actions on the social context. Among them, social mobility is one of them; it was never considered in the process and is not still now. Social mobility deals with every context of a household that is rushing to these extensively provided mass housing without considering the consequences, as discussed in the literature (Charitonidou 2021). There are few studies of the social impact of housing on households, but exclusively in the context of social mobility (household development in terms of economy, occupation, education, etc.), there is no direct study of the impact of the housing process (Buba 2015). The households are rushing to housing, as said, despite where and how they lived previously, because the result showed that there is a huge gap in terms of the economy between their previous and current houses, which can be considered a huge jump, and this is also seen in the decent housing (Alemayehu 2018).

4.4.1 Household Socioeconomic Status Impacted by Housing Attributes

The socioeconomic status of the households they have after moving into their current house, survey showed that there are changes in these socioeconomic statuses to different extents. So, these socioeconomic status changes, as tested by the hypothesis, likely resulted from the housing attributes that affected the households. The household economy showed an interrelationship with the affordability and typology of housing (Seefeldt 2022), as expected. When it comes to education, somehow there are indications of influence from housing location. Still, there is an inclination toward other factors more influential than housing, but housing is one of them, as seen in the results. Occupation has also shown a relationship with housing location, which means that a better housing location or being closer to the workplace from the household leads to better occupational satisfaction (McCollum, et al. 2011).

From the findings above, there are implications for the housing attributes affecting the household socioeconomic status resulting in changes in the households in comparison to their previous and parents' houses. These socioeconomic changes are; -

- The household economic activities or changes showed that there is an impact as a household in that the price paid for owning or renting (in general, for living costs) in the house is not affordable for the majority of respondents. Because of that unaffordable housing, which affects the household economy and also affects education and occupation,

RESULTS AND DISCUSSIONS

households are forced to redirect their budget to housing unless they have additional income sources because housing takes up a major portion of household expenditures. According to Tan and Ni (2019), this unaffordability will amplify inequality and inhibit social class upgrading, which leads to interference with social mobility.

- Overall, the respondents get an advantage in most of the issues, whereas among them separately, the two case study sites have different mobility than each other in terms of educational and occupational mobility context. Respondents at the Mickey Leland site are not that much benefited because of their locations compared to respondents at Basha Wolde in terms of occupational satisfaction and the workplace distance covered. As seen in the literature, the housing location and the socioeconomic status of households are very interrelated to determine the level of household residents (Lockwood, et al. 2017). Among the results that show the location of housing impacts households can be generalized as the better the housing location or living closer to the workplace for households, it leads to better occupational satisfaction.
- In terms of educational status, respondents all achieved some levels despite reasons and factors, but it is noticed that housing-related factors are not the only reasons because housing has other major factors including infrastructure, economy, and parents' background (Lee and Lee 2020). Due to factors such as location on educational performance and affordability on the household economy, respondents expressed things that were compromised because of housing affordability and also nearby infrastructure.
- In terms of residential mobility in comparison to their previous house, their current house is found to be better in terms of construction materials and decency than their previous house. Among the reasons for residential mobility, as stated in the literature, are housing deterioration and the need for decent housing that suits their class or level (Sabagh, Van Arsdol and Butler 1969). In addition to that, regarding the housing quality as of Azeb Bihon (2009), due to location and household amenities, the respondent's household is found to be better than their parents, despite their size.

These findings indicate that there are changes in socioeconomic status between households that current and previous houses, which are intragenerational, and also between respondents' current house and their parent's household, which is intergenerational, for different household socioeconomic things just like economy, education, occupation, and decent house. The results, as

expected, show there are differences and changes between households in general due to the factors faced. The results ensure and implicate that there is a connection between housing that has affected the household's socioeconomic status, as proved in the hypothesis, and the result supports the hypothesis. In terms of social mobility, the results of the findings indicate that there are movements along with the dimensions of social mobility in different types and directions, which are in terms of intragenerational and intergenerational (Aldridge 2001). This mobility shows that there is a direction and a pattern of social mobility in Addis Ababa that, as reviewed in the literature, can't identify the social mobility trends in the city related to social mobility.

4.4.2 Contribution of Housing Attributes to Social Mobility

Among the findings of the survey, the major results showed that there are connections between housing affordability, typology, location, and quality that have a relation to and an impact on the household's socioeconomic status, which resulted in different social mobility conditions. For example, research showed that housing-related expenses take up a major portion of household expenses and can certainly play a crucial role in shaping and deciding the ability of householders to improve in different aspects, especially in terms of the economy. On the other hand, education and occupations are very related to location and infrastructure, which are mainly associated with housing development and facilitate the socioeconomic status of households. Because of such interrelated factors, housing has a clear effect on the household's social mobility in each of the socioeconomic status categories.

A) Housing Affordability Impact

As said before, the affordability of the houses has impacted the residents' socioeconomic household status. Which also tends to overshadow the other factors. From the survey, the first thing noticed is that there is a direct impact on the household economy, affecting other needs in general (Wang, Han and Lim 2012). In households with bad affordability status, it causes reduced necessary needs and leads to the careful calculation of daily expenditures to accommodate the housing price properly. In addition to that economic factor, consequently, education has received a slight impact because of unaffordable house budget reallocation, causing a compromised need for study, as the survey showed that it gets worse for those who live in rental houses. If the household has a good, affordable house, they can make crucial savings to spend on other household needs, including better or further education (Justin, Ivan and Andreas 2020). This affordability

RESULTS AND DISCUSSIONS

problem also shows the influence of owner respondents having difficulty paying for the houses or the down payments for the units.

Among the things that determine the economic upward mobility of the households is related to ownership of the house, and almost all the renters in the study have difficulties; they are more challenged than owners because the household economy is burdened by household-related expenses. Because of the assumed affordability of the house, the housing has to be used as a trampoline or a jumping state to a better house, as seen in international cases (Justin, Ivan and Andreas 2020). Rather, it soon becomes a trap for a resident living inside them or exiled from these houses; this has been witnessed in different local studies too (UN-Habitat 2011). For this reason, condominium renter residents are very likely to be trapped in these houses because of the unaffordable price they are paying. This unhealthy affordability burden shows that household economic improvements and housing affordability are interrelated and can influence the capability of social mobility in these households.

Related to improving income, the idea of unexpected benefits is raised by the housing bureaus, as the original owners benefited from renting or selling the houses to get more economically mobilized than their previous houses. According to the officials from the AAHDAB, that is also an economic approach of the IHDP as government-subsidized housing. Another thing that was discussed in the literature review is that almost more than half of the residents are renters, meaning that the original owners either rented out or sold the houses for better income (Tiumelissan and Pankhurst 2013) (Charitonidou 2021). Due to this, as expected, the houses are inhabited by higher-middle-income groups than the intended residents, and the findings support the policy gap of the government as discussed (MUDHC 2014).

Studies have shown that households may make crucial savings from subsidy houses and use them for other household things like education, health care, widening their business, and any future needs (Justin, Ivan and Andreas 2020). In Addis Ababa, the study shows that condominiums which were supposed to create such a platform, forced the respondents to have additional income besides their major occupation by working overtime as part-time jobs and this shows respondents have income and occupational burden than their parents. One of the anticipated benefits of the IHDP which creating job opportunities and improving the citizens through its construction (MUDHC 2014). But it is not intended to target the person who lives inside the houses.

B) Housing Location Impact

One of the good qualities of housing as reviewed in the literature is its infrastructure, which is related to providing good socio-economic benefits to the residents by having a good neighborhood or being near good infrastructure to have good access to work, school, and public transport (Gorems 2016). So, the location of housing is a very important determinant of the socio-economic benefit of the residents. The survey results also showed that, between the two cases, the one with a better location to infrastructure or access to the workplace has a greater advantage in social mobility.

It is one of the characteristics of the housing that affects mainly the two socio-economic elements in the households directly, which are occupation and education, which specifically have a part that gets influenced (McCollum, et al. 2011). The survey showed that the location of the houses impacted the household's education and occupation, as shown by the distance traveled to get an education and workplace, affecting their performance in education and occupation. The survey served as a better showcase of the impact, especially among the two survey sites, which magnifies the impact. The analysis result showed that respondents reacted to the location by changing or stopping school and/or workplace or occupation because of the location of the housing in the city or educational facilities nearby (Lee and Lee 2020).

The location of the house is related to the education and occupation of the households, so choosing a better location or incorporating facilities that help the households with their education and occupation by easing loads like travel distance and the quality of the facilities. The survey results show the location of the housing and its access to jobs and public facilities can affect the chance of upward mobility. The respondents have shown different achievements in their educational performance and occupational status.

C) Housing Unit Typology and Quality Impacts

The type of housing unit the respondent's household owns sometimes tells or determines the capability of the household's economy. The survey showed that the housing unit type (especially the owners who bought and rented) attracts or obligates the tenants to catch up with the quality they desire and deserve. As expressed by William Clark (2017) it is very related to the residential mobility of households to have suitable housing typologies in size and number of rooms that match the number of their household (family) members.

Related to housing quality, the standard indicators of a decent house in terms of different criteria, are the availability of adequate space for privacy and mobility and the physical condition of the houses (Bihon 2009). The survey showed that condominium housing helped the residents leave their substandard houses for better houses with good construction materials and better amenities to promote upward residential mobility.

4.4.3 Social Mobility Types Created Because of Housing Attributes

From the perspective of social mobility types, the studies in the literature review showed there are different types of mobility that have been noticed in terms of direction, depth, or amount in different contexts (Iversen, Anirudh and Kunal 2019). It was expected that there would be both intergenerational and intragenerational mobility because the study was held in both a single generation and between multiple types of generations (Aldridge 2001). Both categories of social mobility have educational, occupational, economic, and residential mobility.

In the above two categories, there are different types of mobilities that happened to be found in the survey. Along with the major other social mobility types, the surveyed respondents are expected to pass through social mobility in terms of economic, educational, occupational, and residential mobility. As seen in the findings, the type of social mobility seen in the households in Addis Ababa condominium housing through the survey.

In addition to the type of social mobility, direction was also found in the survey. It is seen that in the literature review, the mobility will be either upward, horizontal, or downward mobility for occupation and residential mobility. For economic mobility, there would be vertical movement, either upward movement or downward movement, in the mobility spectrum (Krugman 2022). The other thing that is different from the other is educational mobility, which is only upward or unchanged. Depending on the above discussion, there are mobility types and directions noticed in their categories.

- Economic mobility has been created after moving to their current house, even if the degree and direction vary for most of the respondents. This economic mobility will happen, as seen in the literature if there is a well-affordable house. Otherwise, the poor affordability of housing expenses can cause economic immobility, as witnessed by renter households in the survey (Seefeldt 2022). This goes to both intergenerational economic mobility and the

RESULTS AND DISCUSSIONS

intergenerational economic mobility that has been created because of housing-related economic activity.

Regarding the direction of mobility, the respondent's households have slight upward mobility from their previous households in general. As seen separately, house owners have more upward mobility than renter respondents, who have more downward mobility than their parent's households, because over 70% of houses are rented, which suffers (UN-Habitat 2011). This implies that the housing they are living in now affects the renters' economic capability to achieve their respective economic mobility.

- Occupational mobility between their previous and current house and also with their parent's households in terms of distance covered and occupational satisfaction. The results showed that intergenerational and intragenerational mobility have been created in terms of occupational satisfaction, not based on a specific occupational level (Dex, Lindley and Ward 2007). In terms of mobility direction, the respondent's household has barely mobilized upward from their previous household, and they have also mobilized upward than their parents in terms of occupational mobility because of location impact, where households at good locations have good advantages (McCollum, et al. 2011).
- Educational mobility has occurred in the household after moving to the current household, regardless of the housing status, but the educational performance has been affected in the household. The respondents' households have achieved educational levels despite challenges and factors faced with housing and others. Because of location and also a household economy, the respondents have better educational performance than their previous house, and it goes in a different direction with a bad location and a bad housing economy, as seen in the literature. This has relied on the provision of infrastructure and economic performance, as seen in the literature (Lee and Lee 2020).

When it comes to intergenerational educational mobility, just as with economic mobility, the parents' background may have influenced the respondent's level (Haile 2016). This goes to education because the respondent has achieved most of their educational level while living in their parent's house, which makes it easier to have additional education than their parents. However, due to different factors, including housing and the economy, the respondents have intergenerationally mobilized more in education than their parents.

- In residential mobility, the type of social mobility has been created because of the decent house the residents have from their previous house and their parent's house. Their current housing has better advantages in terms of material, size, and type, which is way better for respondents than their basic needs, as stated in the literature, which a decent house should have (Bihon 2009). This goes the same for intergenerational residential mobility: the respondent has better housing status than their parent's house, which causes slightly upward mobility from their parent's household.

As seen in the literature review about the relationship between housing and things that can affect social mobility, it is found to be true that it has in fact a relationship and continues to affect households based on their socio-economic status, as housing is one of the major influencers on social mobility with its policies and strategies (Reeves and Pocinki 2015). It is implicated that housing without proper policy to manage the process of socio-economic effects can result in social mobility status with wide steps on the mobility ladder, which causes it to be a trap for the residents.

4.4.4 Limitations of the findings

Regarding occupational mobility, because of the lack of an occupational hierarchy that is based on proper research and background, it is impossible to compare occupation types between individuals (Geuna 2015). It is also not distinguished to compare occupations either in terms of the income they produce or the satisfaction individuals have with their occupations. The use of a government scale for comparison and hierarchy is challenging due to its interrelationship with educational background and is complex to process, especially with a large number of respondent samples.

In terms of education mobility, the research was limited or challenged by the interference of other factors on educational mobility than housing. Among them was the quality of education and time of study between the respondents and their parents (Lee and Lee 2020). Parents play a crucial role in assisting respondents in improving their educational level, which can impact the survey findings and may compromise the respondent's or individual's educational level, which is not directly related to housing or the economy.

The hypothesis test for correlation and regression revealed low relationships between variables, particularly education, location, and affordability. However, survey responses from respondents indicated a connection, potentially disrupting the study's consistency. The respondents' responses weighed more than the correlation and regression results, highlighting the study's limitations.

RESULTS AND DISCUSSIONS

Despite the above limitations, these household components are included in the research and analyzed because they are parts of the household components that can't be ignored, and the hypothesis test results support that they have received influences from the housing as shown in the analysis. So, despite incorporating the whole content of the two constituents, which are education and occupation, rather than only focusing on relevant parts that can be directly influenced by housing-related impacts, this will validate their inclusion in the research to assess mobility from a full perspective.

CHAPTER FIVE: CONCLUSION AND RECOMMENDATIONS

5.1 Conclusion

With all the effects and influences caused by housing attributes on the socioeconomic status of the household, there are changes in the social mobility status of households, which are examined in terms of intragenerational and intergenerational mobility. The impact of government-subsidized condominiums on the household economy, education, occupation, and decency of the residential unit were found to be the most important forms of social mobility. At the beginning of the study, the research questions asked focused on the current socio-economic situation of households, how they can be influenced by housing attributes, and how it contributes to the types of social mobility.

The households generally have better socioeconomic status than their previous homes and also than their parents' households. In terms of household economy, they have better income, although some households have burdened the household economy. When it comes to educational status, some maintain the level they have and others achieve despite the challenges of their economy and location. In terms of occupational status, the status of most households has not changed, but there are differences in performance due to their location in the city.

The study discovered the impact that government-subsidized condominiums had on the socioeconomic status of the household and led to a shift in social mobility status. Both the hypothesis test and the results of the comparative analysis showed that the housing attribute as an independent variable influenced the socioeconomic status of the household and led to changes in the social mobility status.

The independent variables, particularly housing affordability, affected the household economy as the housing-related expenses that households pay for renting or purchasing the house, along with the utility and maintenance expenses that they had overburdened the economy of some households. Thus, housing affordability primarily impacts the household's economy, as for the majority of households it contributes to facilitating saving for other household needs, indicating upward economic mobility. For the rest households, the poor affordability affected other household needs, including education, suggesting that there is a lack of economic mobility within the households.

On the other hand, it is found that the housing location with its distance to the educational institutions and the distance to the workplaces of the respondents influences the occupation as well

CONCLUSION AND RECOMMENDATIONS

as the educational status and achievements. Due to the impact on occupation performance and satisfaction, upward occupational mobility occurred, particularly among well-located households. This also applies to education, that households with good housing locations do not have a negative influence on educational performance and that they have better educational mobility.

The housing typology and the quality of the household have now helped them to have a better house that meets the satisfaction for the physical needs of the of their household for a decent house in size and quality. Thus, the housing unit typology and housing quality have determined the household economy to obtain the housing they deserve and influence households' need for appropriate size and house types that suit their economy and household size, which promotes upward residential mobility.

The above housing characteristics that have contributed to household social mobility are the result of the condominium development (IHDP) policy and strategy approaches, the implementation and techniques of which have been well-proven to improve social mobility and affect social mobility, both directly and indirectly. The results of the study are a good indicator of how the implementation of housing development policies and strategies led to the introduction of housing aimed at the overall benefit of society. The study, due to its scope and promising results, could be useful for other researchers on these topics and for further investigations, although it had limitations in some parts, especially regarding the educational and professional issues related to their respective challenges.

5.2 Recommendation

To improve the social mobility of households in government-subsidized condominium houses in the future, it needs a specific amendment of existing policy and strategy with additional improvement from such studies. The first recommendation is for the researcher to go further on the topics below because it can be considerable input to study housing development and social mobility.

- Further studies are needed on housing and social mobility to understand the deep relationship between specific components of housing attributes and socioeconomic statuses.

CONCLUSION AND RECOMMENDATIONS

- At the national level, there must be research-based, proper social stratification of household income and occupational level or hierarchy to assess the successes of housing development on socioeconomic status through social mobility

Regarding the measures that need to be taken so that housing development facilitates well the social mobility of households in terms of socio-economic status. The study therefore provides recommendations to the relevant authorities on what should be done to improve social mobility through housing development.

- When planning and developing housing policies and strategies and their implementation, the housing development must take into account all socio-economic statuses that could be influenced by housing development, as shown in the previous research.
- Regarding the affordability of housing, as this largely determines the status of the household economy, the implantation must be controlled because the research result shows that the burdened household economy is a result of poor affordability.
- While helping own houses is one benefit of government-subsidized condominium housing, sales must remain under the overall control of the housing authority in the future to place users in a mechanism that maintains the affordability system even if it's sold others.
- When it comes to the selection of housing development location, it is necessary to take into account the socioeconomic status that can be possibly affected, specifically education and occupation. Otherwise, need to incorporate facilities in the neighborhood to help households improve their socioeconomic status.
- The government-subsidized housing must be a transitional platform to move up the housing ladder, so this housing must fill the large gap on the housing ladder that exists between the lower and upper housing on the ladder. Special housing needs to be developed to enable the transition of housing to the next level besides helping own a house.
- As far as house affordability is concerned, there is a need for an appropriate approach to improve the household economy after moving into these houses or to help households avoid falling out of affordability schemes by selling their homes.
- Take social mobility study as a tool to measure how the housing development and housing attributes brought socioeconomic advantages to their users in the houses and take action on the failure.

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APPENDICES

Appendix I: Publishable Manuscript

Addis Ababa University, Ethiopian Institute of Architecture, Building Construction and City Development (EiABC), Housing and Sustainable Development (HASD)

Condominium Housing affordability impact on Economic Mobility: A Comparative study of socioeconomic status of residents in Addis Ababa.

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Advisors: **Biruk Kebede Geletu and Yonas Alemayehu Soressa**

June, 2024

Abstract:

The purpose of this article is to demonstrate how the affordability of condominium housing affects a household's economic mobility because of the housing expenses that influence the household economy. For the demonstration, the study conducted a case study at two selected condominium sites in Addis Ababa, at Basha Wolde and Mickey Leland on sampled residents. The study employed comparative data analysis to investigate the impact on different parameters of intragenerational and intergenerational economic mobility extents between their previous and current house. The study found that housing affordability rates vary between previous and current households, with increases in rates indicating increasing household burden. It is particularly difficult economically for renters as the housing expenses are higher compared to the previous house. For this reason, it has been found that these burdened households are forced to have additional income than their previous house to experience upward economic mobility. When it comes to integrational mobility, due to the above-mentioned effects, the respondents' households face the challenge of mobilizing more economically than their parents' households. To improve economic mobility and reduce housing affordability impacts, it is crucial to implement additional measures alongside existing techniques to support housing and social stratification. Among them, the article recommends reducing trends that compromise housing affordability within the supply system, putting an affordability threshold on government-subsidized housing in the market, focusing on the household's economy-based housing development to help economic mobility, and keeping these houses from being sold to open markets.

Keywords: *Economic mobility, Condominium housing, Housing, Affordability, Addis Ababa*

1. Introduction

Addressing the shortage of affordable housing and providing decent housing for low-income groups is one of the pressing matters that call for immediate action, especially in developing countries that led to the provision of government-subsidized condominium housing to these low-income groups in countries like Ethiopia (Yohannes and Dinku 2018). Such housing aimed to help low-income get the same opportunities as others to own a house and improve themselves. Housing for low-income families is beyond shelter because owning a house means stability and consequently helps the family get a better job and improve household socioeconomic status including the economy. So, because of the lack of such better opportunities, economic capability, and integrated management of the houses, can have an impact on the overall lifestyle of society in terms of socio-economic status (Tiumelissan and Pankhurst 2013).

The condominiums have been introduced in mass housing without sufficient research on their impact on social mobility, including job, income, education, and living place, with the economy being the most significant socioeconomic status, despite its extensive impact. Another thing is that the majority of the current owners are not the original owners who transferred in the beneficiary scheme; they are buyers or renters from others because the original owners have migrated to other housing types or rented out to generate income (Tiumelissan and Pankhurst 2013). It needs to identify the reasons that pushed the original residents and how the current residents are facing economic challenges. The condominium housing is supposed to bring household improvements, including economic improvements, to their previous house by any means. The condominium development has aimed to income improvement through its development to the society (UN-Habitat 2011). But not specifically to the residents, living inside, who lost or compromised their source of income from their former house, without mentioning the affordability of the houses to live in. The condominium needed to be studied in the aftermath of living in the housing in terms of their economic status before the housing and their previous household's economic status, which is expressed in terms of economic mobility.

Mainly, the objective of this article is to show the impact of condominium housing on the economic mobility of households economic status and its consequences. With discussing the economic status of the households in their previous and current household, analyze their economic mobility since. Study how the housing affordability and housing-related expenses of households manipulate the

household economy and consequently contribute to the economic mobility of the households. So, the question is how the affordability affect the household economy? How does affordability contribute to economic mobility? What kind of economic mobility was created? to be answered by the article.

2. Economic Mobility

Economic mobility is a type or form of social mobility, which is about any movement of an individual or family on a social stratum because of different social factors and personal effort. These movements are upward, downward, and horizontal in some cases. It is created because of the creation of social strata in society due to different reasons (Darlong, Sociologylens Basic Concepts 2022). So economic mobility is one way of studying the social mobility of society, mainly intergenerational mobility and intragenerational mobility, expressed in terms of vertical mobility, which is either upward or downward mobility (Aldridge 2001).

Economic mobility is defined as the ability to improve their economic status and overall status over the course of time. In general, economic well-being is measured in terms of income, assets, and expenses (Seefeldt 2022). There is a slight difference between income mobility and economic mobility because income mobility is only about income status, while economic mobility deals with the overall economic activity. According to Study Smarter (2021) publishers, economic well-being is measured in terms of income, assets, and expenses it is assumed that upward mobility; works that a person or a family will start to show low economic status in their early life, in the middle it gets its pick, and, in some cases, later in their lives, it gets to fall again. A family living in poor conditions will struggle to afford basic housing expenses like taxes and rent, utilities, and maintenance, in addition to other necessities like food and health (Seefeldt 2022).

2.1 Housing as a Factor for Economic Mobility

In general, social mobility can be affected by different factors from different sources, including segregation, housing, transportation, family formation, and schools, which are raised by the policies of the government. Specifically, economic mobility is affected by policies and strategies related to the economy and housing (Reeves and Pocinki 2015). Related to housing, some international experiences, like those in Europe, Asia, and South America, showed that affordable housing and social mobility overall are essential and have brought some benefits to their societies,

including household economic improvements (Justin, Ivan and Andreas 2020) (Moreno 2007). Also, these governments give enough attention and correction to social mobility specifically economic mobility with the help of different policies including housing development (Iversen, Anirudh and Kunal 2019).

So, one of the factors related to economic mobility is the devolvement of government-subsidized housing that aims to address the challenges of housing-related expenses, because it mobilizes a massive number of families and helps improve their income or lower house prices which can affect their economic status for good or for bad if it's not controlled (Merkebu 2014). Among the characteristics of government-subsidized housing development, as mentioned affordability is one of them, which directly affects households because it can influence their economic capacities of the households (Yohannes and Dinku 2018).

Households may make crucial savings from such subsidized houses and use these savings to spend on food, education, healthcare, or some other future needs. Some of these benefits may only accumulate for the children of the tenants, thereby contributing to inter-generational mobility (Justin, Ivan and Andreas 2020). Otherwise, unaffordable housing led to reduced entertainment spending and obligated households to make careful calculations in their daily expenditures that could compromise other household needs in order to set up payments for house-related expenses (Wang, Han and Lim 2012).

2.2 Condominium Housing in Addis Ababa

Since 2006, the IHDP program in Addis Ababa has provided government-subsidized condominium housing, offering various affordability schemes in different parts of the city and lately resided by different society groups who bought and rented (Delz 2016) (Yohannes and Dinku 2018). Related to the massive condominium housing development, there are studies that discuss the development and its socio-economic effect on different aspects and approaches (Tiumelissan and Pankhurst 2013). These researches discussed the approaches of condominium housing to society and the challenges of living in these houses in relation to other houses. According to Mariana Charitonidou (2021) that the fact is that many of the residents started living in the houses because of assigned by lottery were not able or challenged to afford the down

payment, and the ones who bought or rented from others living in an unaffordable way that lead to poor performance of households and change their social status of economical mobility.

2.3 Condominium Housing affordability and its impact on Economic Mobility

Condominiums as government-subsidized housing are mainly related to the cost-reducing strategy of affordability and sometimes income improvement techniques (Kamete 2001). According to Selam and Abebe (2018)., if houses remain constant, they will be affordable for lower- and middle-income groups. However, if there are price adjustments due to the price escalation of construction materials or a bad housing economy, the housing scheme might end up being unaffordable to the target groups to challenge the household economy

Speaking of household economy, housing typically takes up a major proportion of household expenditure, and it certainly plays a critical role in shaping the patterns of income inequality and social mobility economically (Tang and Ni 2019). So affordable housing has a big and considerable impact on the economy of a family on the housing ladder because it can promote their status on the economic stratum. Because housing affordability is directly related to the need for mobility, better affordability can promote a better economy and help increase socio-economic mobility (Braun 2016).

For government-subsidized housing, housing affordability is the most essential part of the program shaping households' economies. For example, in Addis Ababa, the kebele house and agency house are very affordable for tenants living inside because of their lower housing-related expenses than condominium houses which are very unattractive to afford for anyone with a lower income, relative to the other housing (Mohammed 2017).

3. Methodology

To conduct the study, the researcher selected a case study method for the issues raised by the research objectives, and the study is a comparative study of a household's socioeconomic status. For the case study, the researcher used purposive sampling and continued with semi-structured interviews and questionnaires for primary data collection.

3.1 Case and Case study sites

The case selected for the research to supplement the study about government-subsidized condominium housing by the IHDP in Addis Ababa City and the study was conducted at two sites

in Addis Ababa, Basha Wolde Chilot (737 households) and Mickey Leland (4424 households) with a total h of 5161 households.

3.2 Sample Selection

To determine the sample number for the case study, the Taro Yamane sampling formula with a margin of error of 5% and a confidence level of 95% was used to yield a sample size of 373 (352 Mickey Leland and 21 Basha Wolde). There is a stratification method used to keep the constituency of the unit typology and tenancy of the sites in addition to the years lived.

3.3 Type and sources of data

Sources of data are both primary and secondary data, which are collected as both qualitative and quantitative data from these different sources. The research utilized face-to-face interviews with government informants, questionnaires, and direct observation to gather primary data from condominium residents about their and their parents' households, ensuring relevant information was obtained from the two sites. A survey protocol has been prepared with a detailed inventory, and procedural techniques have been printed for both the pilot and full-scale surveys.

3.4 Data analysis method

As part of or a form of social mobility, economic mobility is the study of two statuses in terms of different time constraints, which requires comparing the status in these times. Comparative analysis is a suitable method for studying households' economic mobility as it systematically compares two things over time to identify if they have gained privileges. The study compares household statuses over time, focusing on intragenerational economic mobility, and examining the impact of living in different houses over time. In addition to that, the comparison of respondents' households and their parents' households in terms of their economic status is needed to study intergenerational mobility. The affordability of the houses is determined by the ratio or percentage of total housing-related expenses paid from monthly household income.

4. Results

From the analysis of the survey data, it came up with the findings that can be input for the discussion according to the objective. The results in general showed a relationship between housing affordability and household economics. Also, the findings showed the deep impact of housing affordability on households and the consequences of the impact on households in terms

of economic mobility. The findings are extracted and discussed from the perspective of housing affordability in the household economy.

4.1 Housing-Related Expenses Comparison

From the total income of their previous household, most of them (49%) pay between 10% and 30% in an affordable way for house-related expenses. Only 11% are paying below 10%, while the rest, 40%, are burdened with their household economy because of the unaffordable housing expenses, paying more than 30%. House-related expenses in households are primarily influenced by the type of housing, with renters and owners having different economic backgrounds and ownership schemes. This variation in expenses necessitates separate observation of both owners and renters to assess their status. Despite choosing the location and type of house, renters and buyers are attracted to condominium housing characteristics, which can pose economic challenges for households.

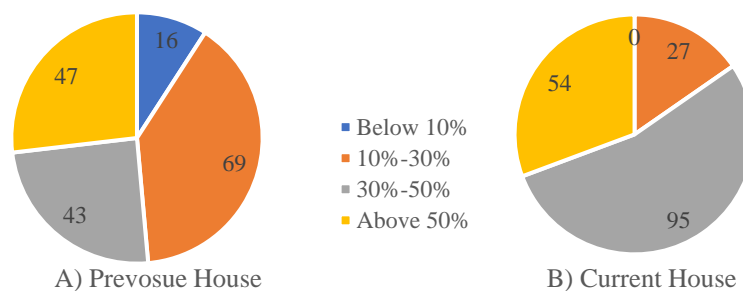


Chart 1 Previous House-related Expenses vs Total Income for renters

The majority of renters in a condominium find their housing expenses unaffordable, with 87% stating it is expensive. Only 13% find it fair, and 3% consider it affordable. This affordability affects the entire household economy, with 31% affected by on their other households' expenses and nearly 25% affected by all household components due to the high rent price. The affordability of the house rent impacts the overall household's expenses.

The study reveals that only 14% of buyer owners found the housing purchase price affordable, 22% fair, and 65% expensive. The impact of the household economy on households was not specific to other expenses, but rather general. The majority of these households (50%) experienced an impact in general, while 21% experienced an impact specific to their other households' expenses.

APPENDICES

Specifically, for the lottery winner-owners, the house expenses favor them because of the transfer price and the expenses they have to own the house. As seen on chart 2, half (52%) of the households found it fair and affordable to pay for the monthly and the down payment they owe to the bank, while the rest (48%) found it expensive to make up the payment.

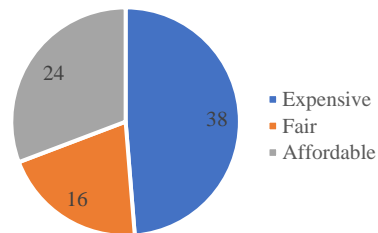


Chart 2 Price paid for the and monthly and down payment for the current house

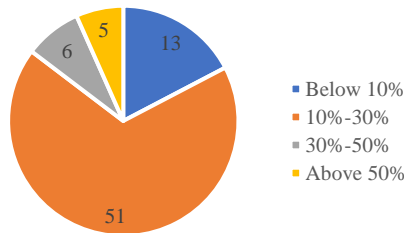


Chart 3 Housing related expenses paid for their previous house for lottery winners

Housing-related expenses have affected households, specifically half of the lottery winner respondents. The expenses impacted the majority (39%) of households' components evenly, whereas for some (22%) households, the impact focuses on other households' expenses.

When comparing the respondent's household economy with their parents' household economy in terms of house-related expenses and income level. In terms of income level, the respondents have a better income than their parents for their households, even though in terms of expenses related to housing, the parents' households almost all pay less than 30% of their income without burdening their household economy, unlike some of the respondents' households.

Table 3. Comparison of Households on Affordability Benchmark

Benchmark of Affordability	Respondents Household	Parents Household
Under 10%	148	108
10%–30%	52	213
30%–50%	95	27
Above 50%	54	3

(Source; Survey result by Author)

From the survey, the first thing is that there is a direct impact on the household economy, affecting other household needs, as seen earlier. Households with bad affordability status, have reduced their necessary needs, which leads to careful calculation of daily expenditures in order to accommodate the housing price properly. This is mainly seen among renters and owners with the price they pay

for housing-related expenses. The renter's household economy is much burdened while the owners live relaxed. In addition to the housing economy, other household needs got compromised and have received a slight impact because of the unaffordable house, causing a budget reallocation to direct it to housing expenses. As seen, it gets worse for those who live in rental houses.

4.2 Household Economic mobility

When discussing economic mobility, it needs to be discussed in the context of comparing the households themselves in their current and previous households economic status-related housing. Also, it needs to cover the comparison of households' economies to their parents' households' economies to properly discuss economic mobility in full perspective, which is intragenerational and intergenerational economic mobility.

In general, the household economy has been challenged in most of the respondents' households, especially those who rent houses and also those who have been renting in their previous houses. The survey result showed that they have burdened their household economy because of the housing-related expenses of living in that house.

The household economy for renters has significantly changed, with few households paying less than 30% of their income for rent. This has led to increased expenses and a compromise on other household expenses. Buyers have found the house price expensive, but some find it fair and affordable. The lottery winner found the down payment price fair and affordable, but some households still face challenges due to the expenses they paid. The current house economy is particularly challenging for renters and buyer owners. This is not a good sign of mobility in terms of the economy. The survey showed that there is a good sign of economic mobility for house owners among the respondents. The sum result will be that there is slight upward economic mobility because of the number of households not burdened at all by housing expenses.

When it comes to intergenerational mobility, the respondent's households have a better income than their parents' households, which puts them at an advantage. The survey result showed that in terms of household economy, the parent's household performs better than the respondent's households because of housing-related expenses and the affordability of the house they are living

in. Because of this, there is a tendency to say the respondent's household is not more economically mobilized than their parent's household.

5 Discussion

The household economic activity has been seen changing through all the households surveyed, even though their change magnitude, type, and direction are different because of other external factors related to the housing in which they are living. In comparison to their previous households, current condominium housing is seen as the source of these influences because of its affordability and living costs.

5.1 Affordability Effect on Household Economy

The household economic changes showed the impact on households from the price paid for purchase or renting, especially when the house is not affordable for the majority of respondents. This affected the household economy and consequently affected other needs, so households would be forced to redirect their budget to housing unless they had additional income sources. This is due to the fact that housing accounts for a large portion of household expenses. Tan and Ni contend that this inability to afford housing will exacerbate inequality and prevent social class advancement, which will impede social mobility (Tang and Ni 2019).

One factor that affects a home's ability to rise in value is its ownership. Almost all of the study's renters have been challenged; in fact, they face greater obstacles than owners as their household economy is weighed down by expenses tied to housing. The condominium housing must be used as a trampoline or a leaping state to a better house due to the anticipated affordability of the house, as demonstrated in international examples (Iversen, Anirudh and Kunal, A Review Article 2019). Rather, it soon becomes a trap for a resident living inside them or exiled from these houses; this has been witnessed in different local studies too (UN-Habitat, Condominium Housing in Ethiopia: The Integrated Housing Development Programme 2011). For this reason, condominium renter residents are very likely to be trapped in these houses because of the unaffordable price they are paying. This unhealthy affordability burden shows that household economic improvements and housing affordability are interrelated and can influence the capability of social mobility in these households.

Related to improving income, the idea of unexpected benefits is raised by the housing bureaus, as the original owners benefited from renting or selling the houses to get more economically mobilized than their previous houses. According to AAHDAB authorities, this is also the IHDP's economic approach to government-subsidized housing. Another item that was highlighted in the literature review is that nearly more than half of the residents are renters, implying that the original owners either rented out or sold the houses for higher revenue (Tiumelissan and Pankhurst 2013) (Charitonidou 2021). As a result, as surveyed, the houses are inhabited by higher-middle-income groups rather than the targeted residents, and the data confirm the government's policy gap as mentioned (MUDHC, National Report on Housing & Sustainable Urban Development 2014).

Research showed that housing-related expenses take up a significant share of household expenses and can undoubtedly play a crucial role in shaping and deciding the ability of householders to improve in different aspects, especially in terms of the economy (Iversen, Anirudh and Kunal, A Review Article 2019). Our survey revealed that both households are better apart than their previous household economies, but households have also suffered as a result of affordability, which leads to modifications in essentials such as education and occupation.

5.2 Consequences of the Housing Affordability to Economic Mobility

The first one to occur because of the housing affordability in households is the economic mobility that has been created after moving to their current house, even if the degree and direction vary among the respondents. This economic mobility happened because, as seen in the literature, it depends on the performance of the affordability condition of housing expenses (Seefeldt 2022). This goes to both intergenerational and intergenerational economic mobility that have been witnessed because of housing-related expenses.

Because of government-subsidized housing, households may make crucial savings from subsidy houses and use them for other household things like education, health care, widening their business, and any future needs (Justin, Ivan and Andreas 2020). In Addis Ababa, our study found that condominiums, which were supposed to establish such a platform, drove respondents to make additional income in addition to their main occupations by working overtime as part-time jobs, indicating that respondents have more income and work burden than their previous status and their parents. One of the anticipated benefits of the IHDP is that it creates job opportunities and

improves the lives of citizens through its construction. However, it is not designed to approach the people who reside within the houses (MUDHC, National Report on Housing & Sustainable Urban Development 2014).

5.3 Vertical Economic Mobility Resulted

Economic mobility has been created since moving to their current house; however, the degree and direction vary for the majority of respondents. This economic mobility happens positively, as seen in the literature if there is well-affordable housing; otherwise, the poor affordability of housing expenses can cause downward economic mobility or immobility, as witnessed by renter households in the survey (Seefeldt 2022). This economic mobility change applies to both intergenerational economic mobility and intergenerational economic mobility resulting from housing-related economic activity and the overall household economy.

In terms of mobility direction, the respondent's households have slightly upward mobility than their previous households on average. As seen separately, house owners have greater upward mobility than renter respondents, who have higher downward mobility than their parent's households. Because over 70% of houses are rented, which suffers, the housing they are living in now affects the renters' economic capability to achieve their respective economic mobility (UN-Habitat 2011).

6 Conclusion

Condominium housing as a government-subsidized housing has benefits but also doubts regarding its implementations and techniques for addressing its objectives of low-priced and affordable housing in addition to solving the housing shortage. In condominium housing, affordability was one of its core ideas that tried to help low-income groups own a house or enable them to reside in a house by purchasing or renting.

The household economy is the main thing that is affected in one way or another by how the condominium housing affordability performs or works out. As seen from the results the housing affordability affected the household economy as it took into account the housing-related expenses that households pay for renting or purchasing the house, along with the utilities and maintenance costs that they had overburdened the households' economy. Because of this affordability impacts

the household's economy, as for the majority of households it contributes to facilitating saving for other household needs to improve upward economic mobility. While the rest with poor affordability is affected by household needs and limiting upward economic mobility or even downward mobility.

The discussion claimed that when affordability is poor, the impact on households increases and affects household economics, expressed in economic mobility, leaving households unable to improve their economy or worse, moving down the economic mobility spectrum. The IHDP condominium is one showcase of the above scenario, because of its affordability techniques and strategies or its current value, it has cost residents a lot to live in these houses, while others live peacefully without burdening their households' economies because of housing-related expenses in relation to their previous housing and their parents' households.

Housing affordability has really affected households in their economy to challenge other household needs by forcing readjustment to the budgets of others to relocate to housing. The impact of this on their social mobility, particularly in terms of the economy, led to either stagnation or downward economic mobility in both intragenerational and intergenerational dimensions.

7 Recommendations

Because of the impact of housing affordability on the household economy, housing affordability affected the economic mobility of households to different extents, affecting both the promotion and demotion of economic mobility. The article makes recommendations on what to do to improve economic mobility by using housing affordability for future developments.

Regarding affordability, it needs proper implementation of techniques and a control mechanism for the affordability threshold in the market. Assist low-income vulnerable groups to generate more income after moving into the houses, work on factors that compromise affordability in the system of the government-subsidized condominium housing supply, and protect government-subsidized affordable houses from being sold to the open market.

APPENDICES

Authors statement

We confirm that the manuscript has been read and approved by all named authors and that there are no other persons who satisfied the criteria for authorship but are not listed. We further confirm that the order of authors listed in the manuscript has been approved by all of us.

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Appendix II: Data collection tools

Questionnaire Paper for Sampled Respondents (Amharic Version)

መግቢያ

በቅድሚያ ስለምታዩን እያቀረብኩ ስሜ _____ ይባላል፤ ይህ መጠይቅ በአዲስ አበባ ዩኒቨርሲቲ፣ የኢትዮጵያ አርክቴክቸር፣ ህንጻ ግንባታ እና ከተማ ልማት ተቋም (ህንጻ ኮሌጅ) የድህረ ምረቃ ትምህርት ቤት በHousing and Sustainable Development ትምህርት ክፍል የሁለተኛ ዲግሪ ትምህርቱን በመከታተል ላይ በሚገኝ ተማሪ የተዘጋጀ ነው። የጥናቱ ዋና አላማም የጋራ መኖሪያ ቤቶች (ኮንዶሚኒየም) ልማት በነዋሪዎች ማህበራዊ እንቅስቃሴ (Social mobility) ላይ የሚያሳድረውን የተጽእኖ ልክ ለማጥናት ነው። ጥናቱ በተመረጡ በሚኪሊላንድ ኮንዶሚኒየም እና በባሻ ወልዴ ኮንዶሚኒየም ነዋሪዎችና መኖሪያቸው ላይ ያተኮረ ጥናት ነው። በዚህ አግባብ የእርሶ የመኖሪያ ኮንዶሚኒየም እና የእርስዎ ቤተሰብ ለዚህ ጥናት ከተመረጡት ውስጥ ናችሁ። ይህንን መጠይቅ በመጠቀም የሚሰበሰበው መረጃ ለትምህርታዊ ዓላማ ብቻ እንደሚውል እና ስምዎም ሆነ ምላሽዎ በሚሰጥ እንደሚያዙ ላረጋግጥልዎ እወዳለሁ። በተጨማሪም ግልፅነት ይኖረው ዘንድ የአጥኚውን የትምህርት ቤት መታወቂያ ፣ እንዲሁም የትምህርት ክፍሉ የድጋፍ ደብዳቤ በአባሪነት ተያይዟል። በመጨረሻም ማብራሪያ የሚሹ ጥያቄዎችም ሆነ አስተያየት ካለዎት መጠይቁን ያዘጋጁትን ዳቶ ሙንዳ ቶስኬ ከታች ባለው ስልክ ቁጥር 0921391189 ማግኘት ይችላሉ።

ቅድመ መጠይቅ (ለመረጃ ሰብሳቢዎች)

- በቅድመ መጠይቁ ጥያቄዎች እና ምርጫዎች ላይ ምልክት አያርጉ።
- ከዚህ በታች ላለው፣ ለጥያቄ '1' ተጠያቂው የሚሰጡት ምላሽ “አይ” ከሆነ፣ ጠያቂው ተጠያቂውን አመሰግኖ በ Survey Protocol መሰረት ወደሚቀጥለው ተጠያቂ መሄድ ይኖርበታል።
- ለጥያቄ '1' እና '2' ተጠያቂው የሚሰጡት ምላሽ “አዎ” ከሆነ መረጃ ሰብሳቢው በቀጥታ ወደ ምላሽ ሰጪ መረጃ (Respondent Profile) መጠይቅ መቀጠል ይችላል፤
- ተጠያቂው መረጃ ለመስጠት ፈቃደኛ ሆነው ነገር ግን ለጥያቄ '2' የሚሰጡት ምላሽ “አይ” ከሆነ ግን፣ ከጥያቄ '3' እስከ '6' ላሉት ተጨማሪ ጥያቄዎች በሙሉ “አዎ” የሚል ምላሽ ከሰጡ ብቻ መረጃ ሰብሳቢው በቀጥታ ወደ ምላሽ ሰጪ መረጃ (Respondent Profile) መጠይቅ መቀጠል ይችላል።
- ተጠያቂው መረጃ ለመስጠት ፈቃደኛ ሆነው ነገር ግን በቅድመ መጠይቁ መሰረት ትክክለኛው ምላሽ ሰጭ ባይሆኑ መረጃ ሰብሳቢው ለፈቃደኝነታቸው አመሰግኖ ትክክለኛው ምላሽ ሰጪ በሚገኙበት ወቅት ለመምጣት ቀጠሮ ወይም/እና ስልክ ተቀብሎ መለያየት አለበት።

- | | | |
|--|-----------|-----------|
| 1. ውድ ምላሽ ሰጪ፣ በዚህ ጥናት ለመሳተፍ ፈቃደኛ ናት? | A) አዎን ነኝ | B) አይደለሁም |
| 2. እርሶ የቤተሰቡ ተጠሪ ሃላፊ ናት? | A) አዎ ነኝ | B) አይደለሁም |
| 3. እርሶ የቤተሰቡ ሃላፊ ባይሆንም ከቤተሰቡ ጋር የቅርብ ስጋ ዝምደና አለዎት? | A) አዎ | B) የለኝም |
| 4. እርሶ ለቤተሰቡ የሚያስፈልጉ ዋና ገቢ ያመጣሉ፣ ትላልቅ ወጪንም ያወጣሉ? | A) አዎ | B) አይ |
| 5. እርሶ እድሜዎ ከ21 ዓመት በላይ ነው? | A) አዎ | B) አይደለም |
| 6. እርሶ ስለሚኖሩበት ቤተሰብ እንዲሁም ስለቤተሰቡ ሃላፊ በቂ መረጃ አለዎት? | A) አዎ | B) የለኝም |

ክፍል አንድ:-አጠቃላይ የቤተሰብ መረጃ ጥናት

የመላሽ መረጃ

1. የእርሶ ሃላፊነትና ዝምድና በቤተሰቡ ውስጥ ምንድነው? _____
2. የእርሶ እድሜ ስንት ነው? _____
3. የመላሽ ጾታ ምንድነው? _____
4. የእርሶ የትምህርት ደረጃ ምን ያህል ነው? _____
5. እርሶ በቤተሰቡ ውስጥ ምን ያህል ጊዜ ኖረዋል? _____

የቤተሰብ መረጃ

6. የቤተሰቡ መኖሪያ የህንጻ እና የቤት ቁጥር አድራሻ ስንት ነው? _____
7. ቤተሰቡ በጠቅላላ ለምን ያህል አመት በቤቱ ውስጥ ኖረዋል? _____
8. የቤተሰቡ ቤት የይዘታ ሁኔታ ምን ዓይነት ነው?

A) ተከራይ ነው	B) ባለቤት ነው
------------	------------
9. ይህ ቤት በባለቤትነት የተያዘ ከሆነ በምን ዓይነት መንገድ እርስዎ ባለቤት ሆኑ?

A) በሎተሪ አግኝተውት	B) ከባለ እድላኛው ገዝተውት	C) በውርስ አግኝተውት	D) በመንግስት ተመድበው
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APPENDICES

E) በሌላ ከሆነ ይግለጹ _____

10. አሁን በምን አይነት የኮንዶሚኒየም ቤት ወይም ባለስንት መኝታ ቤት ይኖራሉ?
 - A) ስቱዲዮ
 - B) ባለ አንድ መኝታ ክፍል
 - C) ባለ ሁለት መኝታ ክፍል
 - D) ባለ ሶስት መኝታ ክፍል
 - E) የንግድ
11. የቤተሰቡ ተጠሪ ሃላፊ፣ አባወራ ነው ወይስ እማወራ ነው?
 - A) አባወራ
 - B) እማወራ
12. በዚህ ቤት ዉስጥ የሚኖሩ የቤተሰቡ አባላት ብዛት ምን ያህል ነው? _____

የቤተሰብ አባላት ዝርዝር	13. አባላትና ዝምድናቸው	14. እድሜ	15. ጾታ	16. የቅጥር ሁኔታ/ የስራ አይነት	17. የትምህርት ደረጃ
		1-አባወራ/ አባት 5-ሰራተኛ 2-እማወራ/ እናት 6-ልጅ 1 3-አክስት 7-ልጅ 2 4-አጎት 8-ልጅ 3 9-አያት *(የአጎት/የአክስት ልጅ) በልጅ 3 ይያዝ		1-ወንድ 2-ሴት	1-የቤት አመቤት 2-ስራ አጥ 3-ጠረተኛ 4-የግል 5-የመንግስት 6-ተማሪ 7-ህጻን

ክፍል ሁለት:- የቤተሰብ ጥናት
ኢኮኖሚያዊ (የገቢ) ጥናት

18. በቀድሞ ቤታችሁ እያላችሁ ከቤተሰቡ አባላት ቋሚ ገቢ ያላቸውና ለቤተሰቡ ገቢ የሚያመጡት እነማን ናቸው? እያንዳንዳቸውስ ምን ያህል ገቢን ለቤተሰቡ ያመጡ ነበር? (ከጥያቄ ቁ. 13 ላይ ቁጥራቸውን ያስቀምጡ)
19. ከቀድሞ ቤታችሁ ስትወጡ ወይም አሁን ወዳላችሁበት ወደዚህ ቤት በገቡበት ጊዜ የእርስዎ ጠቅላላ የቤተሰብ ገቢ ምን ያህል ነበር? _____
20. አሁን ባላችሁበት ቤትስ በዚህ ሰአት ገቢ የሚያመጡት እነማንና ምን ያህል ነው የሚያመጡት? (ከጥያቄ ቁ. 13 ላይ ቁጥራቸውን ያስቀምጡ) _____
21. በአሁኑ ቤት ከሰራተኛ ቋሚ ገቢ ውጪ ለቤተሰቡ የሚያመጡ ቋሚ ገቢ ምንጭ ምን አለ?
 - A) የሚከራይ ቤት
 - B) ተባራሪ ስራ
 - C) ኢንቨስትመንት
 - D) የለም ወይም
22. አሁን ከላይ ከጠቀሱት የትኛው የገቢ ምንጭ በቀድሞ ቤትዎ እያሉ ነበሮት?
 - A) የሚከራይ ቤት
 - B) ተባራሪ ስራ
 - C) ኢንቨስትመንት
 - D) የሉም ወይም
23. በአሁኑ ቤት ለቤተሰቡ ቋሚ ከሆነ ገቢ ከሆኑት ውጪ ለቤቱ የሚመጡ ለሎች ገቢዎች ምንጭ አለዎት?
 - A) ከወጪ የሚላክ
 - B) ሎተሪ
 - C) ከቅርብ ሰው እርዳታ
 - D) ብድር
 - E) ከእርዳታ ድርጅቶች
 - F) አይ የለም
 - D) ከሌላ _____
24. ከዚህ ቀደም በነበሩበት ቤት ጠቅላላ ለቤት ውስጥ ወጪዎች(ለአስቤዛ) ምን ያህል ያወጣሉ? _____
25. ከቀድሞ መኖሪያ ቤት በተያያዘ (ኪራይ፣ ታክስ እና/ወይም አገልግሎቶች) የቤተሰቡ ወጪ በግምት ምን ያህል ነው?
26. አሁን ባሉበት በዚህ ቤት ውስጥ ያለዎት ዋና ዋና የቤት ወጪዎች ምን እና ምን ያህል ናቸው?
 - A) ለትምህርት ወጪ _____
 - B) ለምግብ ወጪ _____
 - E) ሌላ ወጪ _____
27. አሁን ባሉበት በዚህ ቤት ከመኖሪያ ቤቱ ጋር በየተያያዘ በወር የቤተሰቡ ወጪ በግምት ምን ያህል ነው?
 - A) ለኤሌክትሪክ _____
 - B) ለቧንቧ ውሃ _____
 - C) ለቤቱ ግብር/ኪራይ _____
 - D) የቤት ማስቀጠና ጥገና _____
 - E) የቤት ማህበር መዋጮ _____
 - F) ሌላ ወጪ _____

የሥራና ተያያዥ ጥናት

28. በቀድሞው ቤት እያሉ የቤተሰቡ አባላት የነበራቸው የሥራ ዓይነት ምን ነበር? (ከጥያቄ ቁ. 13 ላይ ቁጥራቸውን ያስቀምጡ)
29. በቀድሞው ቤት እያሉ የቤቱ አባወራ/እማወራ የስራ ቦታ ከቀድሞው ቤትዎ በግምት በምን ያህል ይርቅ ነበር?
 - A) ከቤት ውስጥ
 - B) ከ 2 ኪ.ሜ በታች
 - C) ከ2-15ኪ.ሜ
 - D) ከ 15 ኪ.ሜ በላይ
30. በቀድሞው ቤትዎ እና በስራ ቦታዎ መካከል በነበረው ቅርበት ምን ያህል ደስተኛ ነበሩ?
 - A) በጣም ደስተኛ
 - B) ምንም አይልም
 - C) በፍፁም ደስተኛ አይደለም
31. የቀደሞው ቤትዎ አድራሻ በስራ ሁኔታዎ ላይ ምን ያህል ተጽእኖ አሳድሯል?

APPENDICES

- A) በጣም ብዙ B) መካከለኛ C) ዝቅተኛ D) ምንም
32. በዚህኛው ቤት አሁን ያለው የቤተሰቡ አባላት የስራ አይነት ምንድን ነው? (ከጥያቄ ቁ. 13 ላይ ቁጥራቸውን ያስቀምጡ)
33. በዚህኛው ቤት መኖር ከጀመሩ ከቤተሰቡ አባላት ውስጥ ከዚህ ቤት ጋር በተያያዘ የስራ እድል ያገኘ ወይም የስራ እድል የተዘጋበት/ ያጣ አለ?
 A) አዎ ያጣ አለ B) አዎ ያገኘ አለ C) ያጣም ያገኘም የለም D) ያጣም ያገኘም አለ
34. ከዚህ ቤት ጋር በተያያዘ የስራ እድል መዘጋት/ ማጣት ጋር ያለው ምክንያት ምንድን ነው? _____
35. የቤቱ አባወራ/አማወራ የስራ ቦታ ከአሁኑ ቤትም በግምት በምን ያህል ይርቃል?
 A) ከቤት ውስጥ B) ከ 2 ኪ.ሜ በታች C) ከ2-15ኪ.ሜ D) ከ 15 ኪ.ሜ በላይ
36. አሁን ባለው ቤትም እና በስራ ቦታም መካከል ባለው ቅርበት ምን ያህል ደስተኛ ነዎት?
 A) በጣም ደስተኛ B) ምንም አይልም C) በፍፁም ደስተኛ አይደለም
37. አሁን ያለውን ቤት አድራሻ በስራ ሁኔታም ላይ ምን ያህል ተጽእኖ አሳድሯል?
 A) በጣም ብዙ B) መካከለኛ C) ዝቅተኛ D) ምንም አሳሳይረም
- 37.1. ለጥያቄ ቁጥር 37 ምላሽ ምንም ተጽእኖ አሳሳይረም ከሆነ እንዴት አሳሳይረም? _____
38. ወደዚህ የአሁኑ ቤት ከገቡ በኋላ ስራ ከቀየሩ, የስራ ለውጥ ሁኔታን እንዴት አገኙት?
 A) የተሻለ ስራ B) ተመሳሳይ ስራ C) የከፋ ስራ D) ስራ የለም
39. የስራ ለውጥ ከቤቱ ዓይነት, ቤቱ አድራሻ, ወጪ ጋር የተያያዘ ነው?
 A) አዎ B) አይደለም

የትምህርት ሁኔታ ጥናት

- (ለጥያቄ ቁጥር 41 እና 42 እነዚህን የትምህርት ደረጃ ምርጫዎች ይጠቀሙ)
- A) መሰረተ ትምህርት B) የመጀመሪያ ደረጃ ትምህርት C) ሁለተኛ ደረጃ ትምህርት D) ዲፕሎማ
 E) የመጀመሪያ ዲግሪ F) ሁለተኛ ዲግሪ G) ሶስተኛ ዲግሪ
40. በቀድሞው ቤት ውስጥ በሚኖሩበት ጊዜ የትምህርት ደረጃዎት ምን ያህል ነበር? (ከጥያቄ ቁ. 13 ላይ ቁጥራቸውን ያስቀምጡ)
41. በዚህ የአሁኑ ቤት ውስጥ ሳሉ ማንኛውንም ምን ተጨማሪ የትምህርት ደረጃዎችን አሳክተዋል? (ከጥያቄ ቁ. 13 ላይ ቁጥራቸውን ያስቀምጡ)
42. ከዚህ ቤት ጋር በተያያዘ አሁን ወዳለው ቤት ስለቀየሩ ትምህርት ያቆመ ወይም ት/ቤት የቀየረው ማን ነው?

43. ከዚህ ቤት ጋር በተያያዘ በመኖሪያ ቤቱ ወጪዎች ምክንያት ተጨማሪ ትምህርት ለማግኘት ተቸግረዋል?
 A) አዎ B) አይ
44. ወደዚህኛው ቤት ሲመጡ ለቤተሰብ አባላት የሚሆን በአቅራቢያ የሚገኝ የትምህርት ተቋም ነበረ?
 A) አዎ ነበር B) አይ አልነበረም
45. እራስዎን ለማሻሻል ቢያስቡ በዚህኛው ቤት አቅራቢያ የሚገኝ ከፍተኛ የትምህርት ተቋም አለ?
 A) አዎ B) አይ የለም
46. አሁን ያለውን ቤት አድራሻ በቤተሰቡ ውስጥ ተማሪ በሆኑ አባላት የትምህርት ሁኔታ ላይ ምን ያህል ተጽእኖ አሳድሯል?
 A) በጣም ብዙ B) መካከለኛ C) ዝቅተኛ D) የለም
- 46.1. ለጥያቄ ቁጥር 46 ምላሽ በጣም ብዙ ተጽእኖ አሳድሯል ከሆነ እንዴት? _____

የቤት ሁኔታ ጥናት

47. ከዚህ የአሁኑ ቤት በፊት በቀድሞው የሚኖሩበት ቤት ምን አይነት ነበር?
 A) የቤተሰብ ቤት B) የቀበሌ ቤት C) የግል ኪራይ D) የግል ቤት
 E) የጋራ መኖሪያ ቤት F) ሌላ ከሆነ ይግለጹ _____
48. የቀደመው ቤትዎ የግንባታ ቁሳቁስ ምን ነበር/ ከምን የተሰራ ነው?

(የግንባታ ቁሳቁስ)			ጣራ	ግድግዳ	ወለል	በር	መስኮት
1-ግንብ(ብሎክት)	3-ቆርቆሮ	5-አንጨት					
2-ጭቃ/አፈር	4-ፕላስቲክ/ ሸራ	6-ብረት					

49. ይኖሩበት የነበረው የቀድሞ ቤት ይዞታ መጠን ምን ያህል ነው? (በቁጥር ወይም በከፍሎች ብዛት) _____
50. አሁን ያለዎትን ቤት እና የቀድሞ ቤትዎን ሲያወዳድሩት የአሁኑ ቤት ለእርሶ ምን አይነት ነው?
 A) መጥፎ B) እኩል C) የተሻለ
- 50.1. ለጥያቄ ቁጥር 50 ምላሽ የተሻለ ወይም መጥፎ ከሆነ ምክንያቶች ምንድን ነው? _____
51. በኮንዶሚኒየም ቤት ለመኖር ለምን መረጡት? _____

52. ከዚህ በኋላ ይህን ቤት እንዲለውጡ የሚያደርግ ነገር ምን የሚኖር ይመስልዎታል? _____

የቤት ተመጣጣኝነት ጥናት

53. ይህን ቤት ተከራይተውት ከሆነ ለዚህ ለሚኖሩበት ቤት ምን ያህል እየከፈሉ ነው? _____

54. ቤቱን በሎተሪ አግኝተውት ከሆነ፣ ቅድመ ክፍያውን እንዴት ከፈሉት?

- A) ከቁጠባዬ ላይ
- B) ከቤተሰብ
- C) በብድር
- D) በሌላ _____

55. የቤቱ ባለቤት ከሆኑ የምትኖሩበትን ቤት ከአሸናፊው ባለአድላኛ ከገዛኸው ለመግዛት ከማን የገንዘብ ድጋፍ አገኙ?

- A) ከባንክ ብድር
- B) ከቅርብ ሰው
- C) ከማንም በግል
- D) ሌላ ይግለጹ _____

56. ከዚህም ቤት ወጭ ጋር በተያያዙ የቤት አገልግሎት የፍጆታ ክፍያ ወጪዎች ምን ያህል ናቸው?

- A) የኤሌክትሪክ _____
- B) የቧንቧ ውሃ _____

57. ከቀድሞ ቤትና ከአሁኑ ቤት ለቤቱ አገልግሎት ፍጆታ አንጻር የአሁኑ ቤት ወጪ እንዴት ይገልጹታል?

- A) በጣም ጨምሯል
- B) እኩል ነው
- C) አነስተኛ ነው

58. የአሁኑ ቤት የአገልግሎት ፍጆታ ወጪ ከገቢዎ አንጻር ምን ያህል ለእርሶ ተመጣጣኝ ነው?

- A) ውድ ነው
- B) ፍትሃዊ
- C) በጣም ተመጣጣኝ

59. ለዚህ ቤት ለኪራይ/ግዚ ያውጡት/የከፈሉት ዋጋ ተመጣጣኝ ሆኖ አግኝተውታል?

- A) ውድ ነው
- B) ፍትሃዊ
- C) በጣም ተመጣጣኝ

60. ከቤት ጋር ወጭ ጋር በተያያዙ ቤቱን ለማደስ ምን ያህል ወጪ አወጡ?

- A) ለቤት ዉስጥ ጥገና _____
- B) ለጋራ ህንጻ እድሳት መዋጮ _____
- C) ሌላ ወጪ _____

61. የአሁኑ ቤት ወጪዎች (ለኪራይ/ለጥገና/ለፍጆታ) በየትኞቹ ወጪዎችና እና ፍላጎቶች ላይ ተጽዕኖ አሳድሯል?

- A) ትምህርት
- B) ሥራ
- C) አስቤዛ
- D) ምንም ተጽኖ አላሳደረም
- E) ሁሉም ላይ

62. እዚህ ቤት በመኖርዎ ምክንያት ያጡት ወይም ያገኙት ጥቅም አለ ብለው ያስባሉ?

- A) አዎ አለ
- B) አይ የለም

63. ተከራይ ከሆኑ ለኮንዶሚኒየም ተመዝግቦታል?

- A) አዎ ተመዝግቦአለው
- B) አይ አልተመዘገቡም

64. ተከራይ ከሆኑ አሁን የሚኖሩበት ወይም ሌላ በቅርቡ ቤት ለመግዛት እያሰቡ ነው?

- A) አዎ
- B) አይደለም

64.1. ለጥያቄ ቁጥር 64 ምላሽዎ ለመግዛት እያሰቡ አይደለም ከሆነ ለምንድን ነው? _____

የቤት መገኛ ቦታና ዓይነት ጥናት

65. አሁን የሚኖሩበት ቤት መገኛ(ወለል ቁጥር) በህንጻው ላይ ደስተኛ ነዎት?

- A) አዎ
- B) አይ አይደለሁም

65.1. ለጥያቄ ቁጥር 65 ምላሽዎ ደስተኛ አይደለሁም ከሆነ በቅርቡ ለመለወጥ አስበዋል?

- A) አዎ
- B) አይ አላሰብኩም

65.2. ለጥያቄ ቁጥር 65.1 ምላሽዎ አይ አላሰብኩም ከሆነ ለምንድን ነው? _____

66. በከተማው ውስጥ አሁን ያለው የመኖሪያ ቦታ ተስማሚ ሆኖ አግኝተውታል?

- A) አዎ
- B) አይ አላገኘሁትም

66.1. ለጥያቄ ቁጥር 66 ምላሽዎ አይ አላገኘሁትም ከሆነ እንዴት? _____

67. የምትኖሩበት ቤት በሌሎች የቤተሰብ አባላት ላይ በምናቸው ላይ ተጽዕኖ ያሳደረባቸው ይመስላችኋል?

- A) ሥራ
- B) ትምህርት
- C) በሁለቱም ላይ
- D) ተጽዕኖ የለም

68. የምትኖሩበት ቤት እና የምትሰራው ስራ ተዛማጅነት አለው? አብራሩ _____

69. አሁን ባሉበት የቤት ዓይነት (ስቴዲዮ፣ ባለ 1፣ ባለ 2፣ ባለ 3 መኝታ) እና የቤት ስፋት (ካሬ) ደስተኛ ነዎት?

- A) አዎ በሁለቱም ደስተኛ ነኝ
- B) በሁለቱም ደስተኛ አይደለም

- C) በአይነቱ ብቻ ደስተኛ ነኝ
- D) በስፋቱ ብቻ ደስተኛ ነኝ

69.1. በጥያቄ ቁጥር 69 መሰረት በአሁኑ ቤት ሙሉ በሙሉ ደስተኛ ካልሆኑ፣ በቅርቡ ለመለወጥ እያሰቡ ነው?

- A) አዎ
- B) አይ አይደለም

69.2. ለጥያቄ ቁጥር 69.1 ምላሽዎ አይደለም ከሆነ ለምን? _____

70. አሁን ካሉበት ቤት ወደ ሌላ ዓይነት መኖሪያ ቤት (ኮንዶሚኒየም ያልሆነ) ለመለወጥ አስበዋል?

- A) አዎ
- B) አይ አላሰብኩም

70.1. ለጥያቄ ቁጥር 70 ምላሽዎ ለመለወጥ አላሰብኩም ከሆነ ለምን? _____

ክፍል ሁለት፡- የወላጅ ቤተሰብ ጥናት

የወላጆች የቤተሰብ ገቢ ጥናት

71. የወላጆችዎ ጠቅላላ ወርሃዊ ገቢ ምን ያህል ነው? _____

APPENDICES

72. የወላጆች ጠቅላላ ወርሃዊ የቤት ውስጥ ወጪ ምን ያህል ነው? _____
73. ወላጆች ለመኖሪያ ቤት ነክ ወጪዎች ከአጠቃላይ ወጪ በመቶኛ ምን ያህል ነው?
 A) ኪራይ/ግብር _____ B) ቤት እድሳት _____ C) አገልግሎት ክፍያ _____
74. ወላጆች አሁን የሚኖሩበትን ቤት ሲያገኙ ዕድሜያቸው ምን ያህል ነበር? _____
 A) በ20ዎቹ ውስጥ B) በ30ዎቹ ውስጥ C) በ40ዎቹ ውስጥ D) ከ50ዎቹ በላይ
75. የእርስዎ የቤተሰብ ገቢ ከወላጆች ቤተሰብ ገቢ የተሻለ ነው?
 A) አዎ የተሻለ B) የተሻለ አይደለም C) እኩል ነው
76. ወላጆች በገቢ ዙሪያ ድጋፎቹን ያረገሉታል
 A) አዎ B) አያረገሉኝም C) አንዳንድ ጊዜ
77. ይህን አሁን የሚኖሩበትን ቤት እንድታገኙ በወላጆች ታግዘዋል?
 A) አዎ፣ B) አይ አልታገዘኩም

የወላጆች ሙያ (ስራ) ጥናት

78. የወላጆች የአሁን ወይም የቅርብ ጊዜ ሥራ፣ ሙያ ምንድን ነው?
 A) የአባት _____ B) የእናት _____
79. የወላጆች አሁን ያሉበትን ቤታቸውን ሲይዙ/ሲገዙ በዚያን ጊዜ ስራቸው ምንድን ነው?
 A) የአባት _____ B) የእናት _____
80. ወላጆችህ የስራ ቦታ አሁን ካሉበት ቤት ምን ያህል ይርቃል?
 A) ከቤት ውስጥ B) ከ 2 ኪ.ሜ በታች C) ከ2-15ኪ.ሜ D) ከ 15 ኪ.ሜ በላይ

የወላጆች ትምህርት ደረጃ ጥናት

(ለጥያቄ ቁጥር 91 እና 92 እነዚህን የትምህርት ደረጃ ምርጫዎች ይጠቀሙ)

- A) መሰረተ ትምህርት B) የመጀመሪያ ደረጃ ትምህርት C) ሁለተኛ ደረጃ ትምህርት D) ዲፕሎማ
 E) የመጀመሪያ ዲግሪ F) ሁለተኛ ዲግሪ G) ሶስተኛ ዲግሪ

81. የወላጆች የአሁን የደረሰበት የትምህርት ደረጃ ምንድን ነው?
 A) አባት _____ B) እናት _____
82. የወላጆች የቤት ባለቤት ሲሆኑ የነበራቸው የትምህርት ደረጃ ምንድን ነው?
 A) አባት _____ B) እናት _____

የወላጆች የቤት ጥራት ጥናት

83. የወላጆች ቤት የይዘታ ሁኔታ ምን አይነት ነው?
 A) የቤቱ ባለቤት B) የኪራይ C) ሌላ ፣ ይግለጹ _____
84. ወላጆችህ አሁን የሚኖሩበት ቤት አይነት ምን አይነት ነው?
 A) አፓርታማ B) የግል ቤት C) ትልቅ ቪላ D) ኮንዶሚኒየም
 E) ገጠር ቤት F) የቀበሌ ቤት G) ሌላ ከሆነ ይግለጹ _____
85. የወላጆች የአሁን መኖርያ ቤት መገኛ በከተማ ውስጥ የት አካባቢ ነው?
 A) በመሃል ከተማ B) በአማካኝ ቦታ C) በከተማ ጥግ D) ከከተማ ውጪ
86. የወላጆች አሁን የሚኖሩበት ቤት የግንባታ ቁሳቁስ ምንድን ነው?

(የግንባታ ቁሳቁስ)			ጣራ	ግድግዳ	ወለል	በር	መስኮት
1-ግንብ(ብሎኬት)	3-ቆርቆር	5-እንጨት					
2-ጭቃ/አፈር	4-ፕላስቲክ/ሸራ	6- ብረት					

87. የወላጆች ቤት የይዘታ መጠን ምን ያህል ነው? (በስፋት ቁጥር ወይም በክፍሎች ብዛት) _____
88. አሁን እርስዎ ያሉበት ቤት ከወላጆች አሁን ከሚኖሩበት ቤት የተሻለ ነው?
 A) አዎ ፣ የተሻለ B) የተሻለ አይደለም C) እኩል
89. ውድ ምላሽ ሰጪ ስለ ጠቃሚ ጊዜዎና መረጃዎ እናመሰግናለን፤ ካለሰቸገርኩ ስምዎንና አድራሻዎን ብይዘው የመላሽ ስም _____ ስልክ ቁጥር _____ ኢ.ሜይል አድራሻ _____

Questionnaire Paper for Sampled Respondents (English Version)

Instructions

- Do not mark the pre-questionnaire questions and choices.
- If the responder's response to question '1' below is "No", the interviewer should thank the responder and move on to the next responder as per the Survey Protocol.
- If the respondent's answer to questions '1' and '2' is "yes", the data collector can proceed directly to the Respondent Profile questionnaire;
- If the respondent is willing to provide information, but the answer to question '2' is "No", but only if he answers "yes" to all the additional questions from question '3' to '6', the data collector will go directly to the Respondent Profile questionnaire. He can continue.
- If the respondent is willing to provide information but is not the correct respondent according to the preliminary questionnaire, the data collector should thank them for their willingness and make an appointment or/ or phone call to come when the correct respondent is available.

Pre-questions

1. Does the respondent agreed to participate in the questionnaire?
 A) Yes, He/ She Do B) No He/ She didn't
2. Is the respondent being the household head?
 A) Yes, He/she is B) No He/she is not
3. If the respondent is not the household head, do they have relationship with the family?
 A) Yes, He/ She have B) No He/ She haven't
4. Does the respondent contribute to the household income and expenses?
 A) Yes, He/ She is B) No He/ She is not
5. Do the respondents age is above 21?
 A) Yes, He/ She is B) No He/ She is not
6. Does the respondent have enough knowledge about his own family and the household heads parents' household?
 A) Yes, He/ She do B) No He/ She didn't

Section One: General Household Study

Respondent Profile

1. Respondent's position (relationship) in the household _____
2. Respondent age _____
3. Respondents gender _____
4. Respondent Educational Background _____
5. How many years do the respondent lived in the household _____

Household Profile

6. What is the block and house number of your household _____
7. How many years you lived in this unit house _____
8. What type of tenure status do you have of the house
 A) Renter B) Owner
9. If its owned, how do you own it?
 A) Won a lottery B) Bought it from winner C) Inherited D) Assigned
 E) If other, specify _____
10. What is your condominium house unit type?
 A) Studio B) One-bedroom, C) Two-bedroom, D) Three-bedroom
11. Who is the household head? _____
12. What is the total number of household members _____

	13. Status/ Relationship 1-Father 5-Servant	14. Age	15. Gen der	16. Employment/ Type of work	17. Education Status 1-Basic read and write
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APPENDICES

2-Mother 3-Aunt 4-Uncle	6-Child 1 7-Child 2 8-Child 3 9-G. Parent		1-Male 2-Female	1-Housewife 2-Unemployed 3-Retired 4-Privet	5-Public 6-Student 7-Infant	2-primary school 3-high school 4-Diploma 5-BSc degree 6-MSc Degree 7-PhD degree

Section Two: Household Study

Economic Study

18. In your previous household, who was your source of income and how many they constitute to the house hold income? _ _____ _
19. During the time you entered this current house or leaving your previous household, what is your collective income to the household? _____
20. In your current household, who is your source of income and how many they constitute to the household income? _ _____ _
21. What are other fixed Incomes to the household while you are in previous house?
 - A) Rental House B) Partime job C) Investment D) No or Other _____
22. Among the above you selected, which are available in the current Household
 - A) Rental House B) Partime job C) Investment D) No or Other _____
23. What are other non-fixed income to the household other than fixed income
 - A) Remittance B) Loterry C) Friendly help D) Loan
 - E) NGO F) No G) Other
24. How much is your major household expenses in your previous household? _____
25. How much do you pay for tax/ rent in your previous household? _____
26. In your current house how much do you expend for those major household expenses?
 - A) Education Expenses____ B) Food and Clothing expense____ C) Other_____
27. In relation to the Current house How much are you expending to house related expenses?
 - A) Electric Expences B) Tap Water C) Rent and/or Tax D) For Maintenance E) House Association F) Other

Occupational Study

28. What is the job type of the household member in your previous household?
29. How far is the work place from your previous house?
 - A) In Household B) Below 2KM C) 5KM -10KM D) More than 15 KM
30. How Happy are you on your previous house and work place proximity?
 - A) Very Happy B) Fair C) Not happy at all
31. How much are you impacted because of previous house to work place distance on your work performance?
 - A) Very much B) Medium C) Low D) None
32. What is the job type of the household members in your current household?
33. After Moving to this House, is there anyone in the household whole lost or find a job?
 - A) Yes, who lost B) Yes who find C) Yes both D) Nor find nor lost
34. If there is a loss of a job related to the current housing, what is the reason?
35. How far is the work place from your Current house?
 - A) In Household B) Below 2KM C) 5KM -10KM D) More than 15 KM
36. How Happy are you on your current house and work place proximity?

APPENDICES

- A) Very Happy B) Fair C) Not happy at all
37. How much are you impacted because of current house to work place distance on your work performance?
 A) Very much B) Medium C) Low D) None
- 37.1. For Question number 37, if you say no impact how that could be?
38. If You changed a job after getting to this house, how do you find the work now?
 A) better job B) Same job B) Worse job D) No job
39. Was you job change is related to changing to this house?
 A) Yes B) No

Educational Study

40. What was educational level of household members when living in your previous house?
41. What was your latest educational level of household members after getting to this house?
42. Is there anyone who changed or stopped school, related to the housing change to this house?
 A) Yes B) No
43. Related to this house Expenses, does it Compromise the quality/need to school Household members?
 A) Yes B) No
44. By the time you Arrived to this house, is there was school nearby for the household members?
 A) Yes B) No
45. By the time getting to this current house, is there any higher Institute for you to attend nearby here?
 A) Yes, there is B) No there Isn't
46. How much are household members impacted because of current house to their school performance?
 A) Very much B) medium C) low D) None
- 46.1. For Question number 46, if you say a lot impact how that could be?

House adequacy Study

47. What type of place you lived before this Current house?
 A) Family house B) Kebele house C) Private rental
 D) Private house E) Condominium E) Other

48. What was your previous house construction material?

construction material			Roof	Wall	Floor	Door	Window
1-Concrete(Block)	3-CI sheet	5-Wood					
2-Earth	4-Plastic	6-Metal					

49. How much was the size (or number of rooms) of your previous house?
50. When you Compare your current and previous houses, how do you find your current house?
 A) Bad B) Equal C) Better
- 50.1. For Question number 50, if you better or bad how is that?
51. Why do you choose to live in condominium housing?
52. What do you think will for you to change this house?

Affordability Study

53. If you renter, how much are paying for this house monthly? _____
54. If you are lottery winner, how do you managed to pay the down payment?
 A. Saving B) Family help C) Loan D) Other, _____
55. If you bought it from a winner, where do you find financial support?
 A) Bank Loan B) Relatives C) No one D) Other,
56. Household Living expenses for the house related utility payment issues.
 • Electricity B) Tap Water
57. Relatively to the previous house how do you find your expenses to this house?
 A) Increased B) Same C) Decreased
58. In your current house, how do you find the house related expenses to your income?

APPENDICES

- A) Expensive B) Fair C) Affordable
59. How do you find the price you have paid for rent/buy this house?
A) Expensive B) Fair C) Affordable
60. How much do you expend for house related maintenance for this house?
A) For Unit Maintenance B) For Block Maintenance
61. Among household expenses, which one of them impacted by the expenses related to the house?
A) Education B) Occupation C) Household Expenses
D) No impact E) On all
62. Do you think that you have something you have lost or gained living in this house?
63. Have you registered for condominium housing lottery before?
64. If you don't own a house, are you planning to buy this or another house soon?
64.1. For Question number 64, if you are not planning to buy, why?

House location and typology Study

65. Are you happy with the floor level of your current house?
65.1. For Question number 65, if you are not happy are you planning change?
65.2. For Question number 65.1, if you say not planning to change, why?
66. Do you find it acceptable that the housing location in the city?
66.1. For Question number 66, if you say No I don't, why?
67. Which part of the household members are impacted because of current house location?
A) Job B) Education C) Income D) None
68. Do you think that your house and job are interrelated?
69. Are you happy with the size and the type of the house you living in now?
A) Happy on Both B) Not happy on Both C) Happy on type only D) Happy on Size only
- 69.1. According to Question number 69 If you are not completely happy with the house, are you planning change the house?
69.2. For Question number 69.1, if you say no why?
70. Have you ever thought to change you house to other housing type beside condominium?
70.1. For Question number 70, if you say no, I am not, why?

Section Three: Parents Household Study

Economical study

71. How much was your parent's monthly income? _____
72. How much was your parent's monthly household expenses? _____
73. How much is your parent's expense on house related expenses?
A) Rent/Tax B) Maintenance C) Utilities
74. How old was your parents when they got their current house?
A) In their 20s B) In their 30s C) In their 40s D) Above 50s
75. How do you put your household income from your parent's household income?
A) Yes, better B) Not better C) Equal
76. Do your parents help you on financial matters for your households?
A) Yes, B) No C) Sometimes
77. Do your parents help you get this house?

Occupational Study

78. What are your parents' current or latest job, profession?
A) Father, _____ B) Mother, _____
79. What was their job when they get their current house?
A) Father, _____ B) Mother, _____
80. How far is their work place of your parents from their house?
A) In Household B) Below 2KM C) 5KM -10KM D) More than 15 KM

Educational

81. What are your parents' current educational level
 A) Father, _____ B) Mother, _____
82. What are your parents' educational level, at the time owning their first house
 A) Father, _____ B) Mother, _____

House adequacy

83. What is the Tenurship status of your parent house?
 A) Private B) Rental C) Other
84. What type of house your parents own now?
 A) Apartment B) Private House C) Private Villa D) Condominium
 E) Rural House F) Kebele House G) Other
85. Where is the location of your parent house in the city?
 A) Inner City B) Mid city C) Out skirt of city D) Outside of city
86. What is your parents' house construction material?

construction material			Roof	Wall	Floor	Door	Window
1-Concrete(Block)	3-CI sheet	5-Wood					
2-Earth	4-Plastic	6-Metal					

87. What is the size or number of room or your parents' house?
88. Do you think that your house is better that your parents' house?
 A) Yes, it's better B) No, it isn't better C) Equal
89. Dear Respondent thank for your valuable time and information and if you don't mind have
 Respondent Name_____

Survey Protocol (One Page)

Instructions

- The survey must always begin with a proper greetings and introduction to the respondents.
- The data collector must complete the respondent eligibility questions before going on the main part.
- The questions must be responded to by the household head (men or women) as much as possible on behalf of the residents in the household.
- The respondent must be above 21 years old and mentally healthy, if not then data collector should thank them for their willingness and make an appointment or telephone to come when the right respondent is available.
- The Data collector must follow ethical considerations to have in mind while undertaking surveys and he must be polite, friendly and positive minded conducting the interview.
- The data collector should notify the researcher immediately when an interruption happens when the sample respondent rejects to respond or unable to respond due any reason.
- Questioner papers should be coded correctly with proper format (right next to their paper code) if the respondent is 'not available' or 'not willing to respond', as non-responsive samples and the paper should be coded 'NR'.
- Mark the questions and their responses that the respondent says 'I Don't Know Answer', 'I Don't Want to Answer', 'I Can't Answer', 'I Can't Say' and 'I Can't Remember' for the answer.
- The Data collector must sign at the end of the paper to validate the filling of the questionnaire papers he is dedicated to.

General Directions

- Follow instructions in the questionnaire paper and skip patterns, probing carefully.
- Ask the questions in the order in which they appear in the questionnaire paper.
- Each Interview should not be more than 20 Minutes per sample.
- Use the exact wording as put or given in the questionnaire paper.
- Read each question and choices slowly and clearly for proper understanding.
- Repeat questions that are not understood.
- Ask every applicable question as much you can.

Interview Questions for Key Informants

Interview question for Addis Ababa Housing Development and Administration Bureaus (AAHDAB)

Dear Interviewee

My name is Dato Munda and I am a graduate student of AAU at EIABC studying Housing and Sustainable Development and working on a Master's Thesis research on public housing and social mobility on Addis Ababa condominium development. The main purpose of the research is to investigate the impact of condominium development on social mobility of residents in two selected case study sites in the city. Thus, you and your bureau Addis Ababa Housing Development have been selected as a key informant for the interview on some selected issues. So, I am asking you a little of your valuable time and knowledge to discuss on the topic below and That, I assure you that the information will be used for only for academic research purpose.

About the back ground of the Interviewee

1. Name _____
2. Job description _____
3. Experience years in service _____
4. Educational Background _____

About the topic of the case study/ research

5. What impacts does the bureau noticed from the mass housing effect on city residents?
6. Does the bureau have understanding on social mobility of residences in the housing development.
7. Does the bureau ever thought social contexts while on designing and implementing process of housing projects? Why?
8. Does the bureau ever work with other government offices like the labor and social affairs bureau of the city, on social contexts of housing development? How it works?
9. Do the Bureau ever received critiques about the plans, policies and strategies of housing development by concerned body or organization? How did it respond?
10. What is the role of the bureau after transferring the houses to residents beyond registering?
11. Do the bureau studied condominium residents after transfer of the houses, so that to correct there is a problem for the future developments? Why?
12. What issues the Bureau considering in the future design and implementation of housing programs. Can social mobility one of them?

Interview question for Addis Ababa Labor and Social Affairs Bureau (AALSAB)

About the back ground of the Interviewee

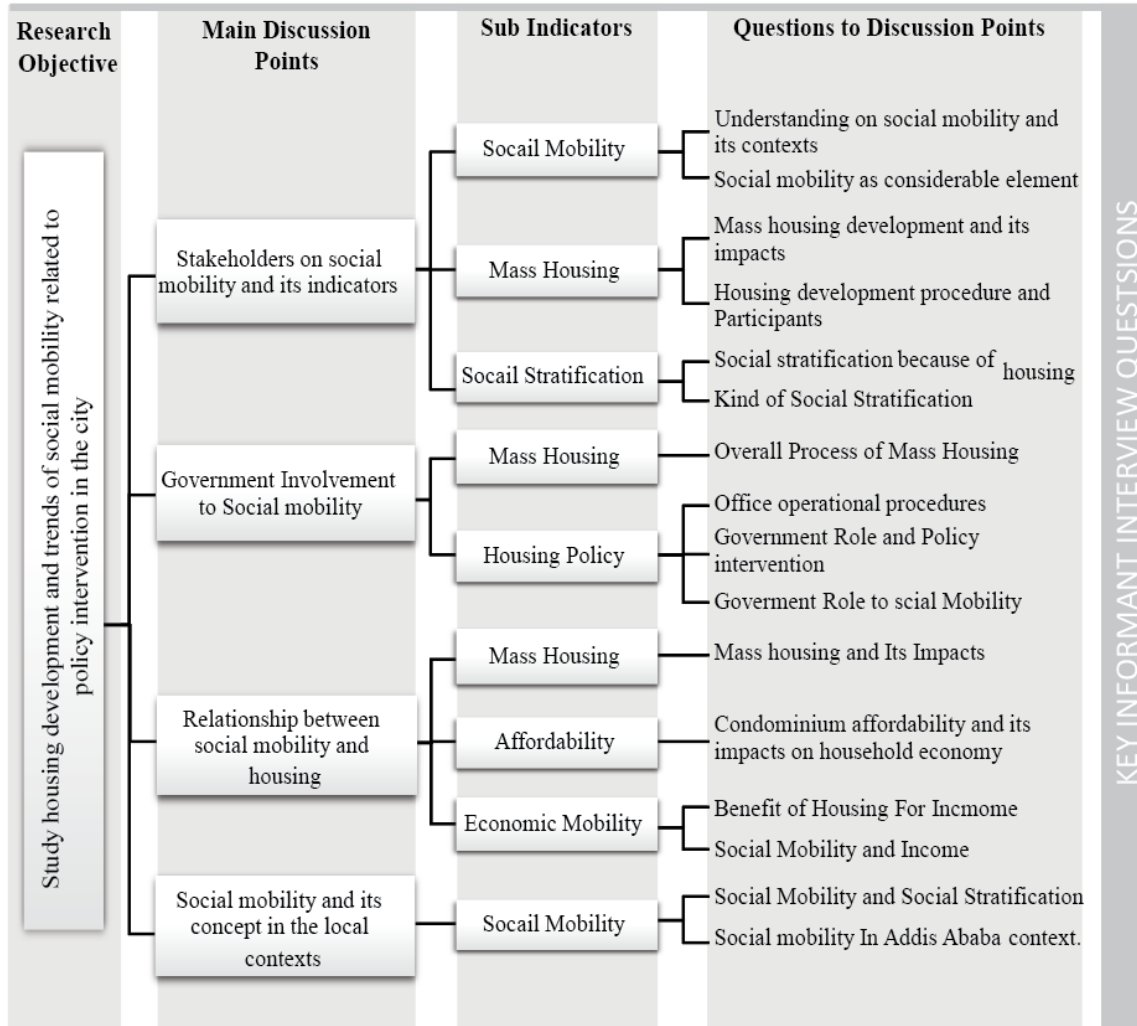
1. Name _____
2. Job description _____
3. Years worked in the bureau _____
4. Educational Background _____

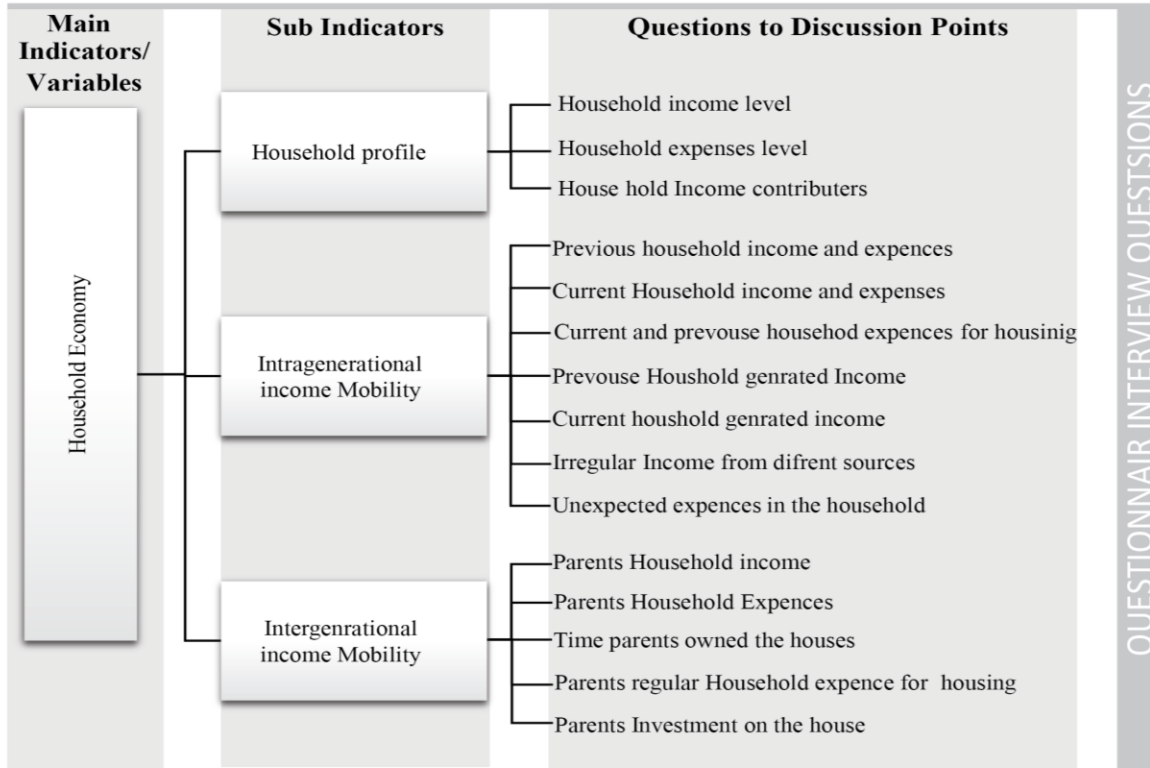
About the topic of the case study/ research

5. What is the prospect of the bureau on the mass housing development in the city?
6. Does the bureau have studied or have plans to undertake studies in condominium housing and the way of people living in? If no Why?
7. Does the bureau ever social stratification and social mobility in any of the policy, strategies and related documents of the bureau? Why?
8. Does your bureau involve in any way in the housing development, what is the reason?
9. Does the bureau work with other organization (bureaus like the Addis Ababa Housing Development and Administration Bureaus)? How?
10. Has your bureau ever criticized on the plans, policies and strategies of housing development of the government on your area of expertise? If no Why?
11. Do you think condominium housing could help the House hold income for the Residents (economic mobility)? How?

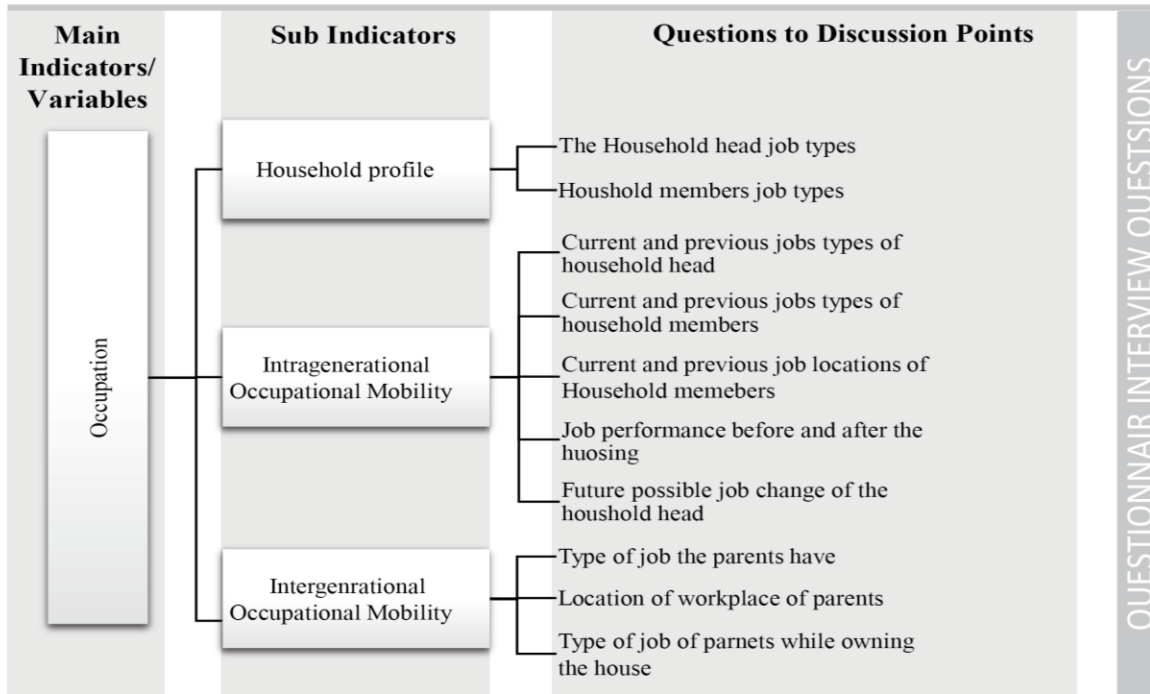
Appendix III: Data collection tools development

Indicator tree for data collector tools

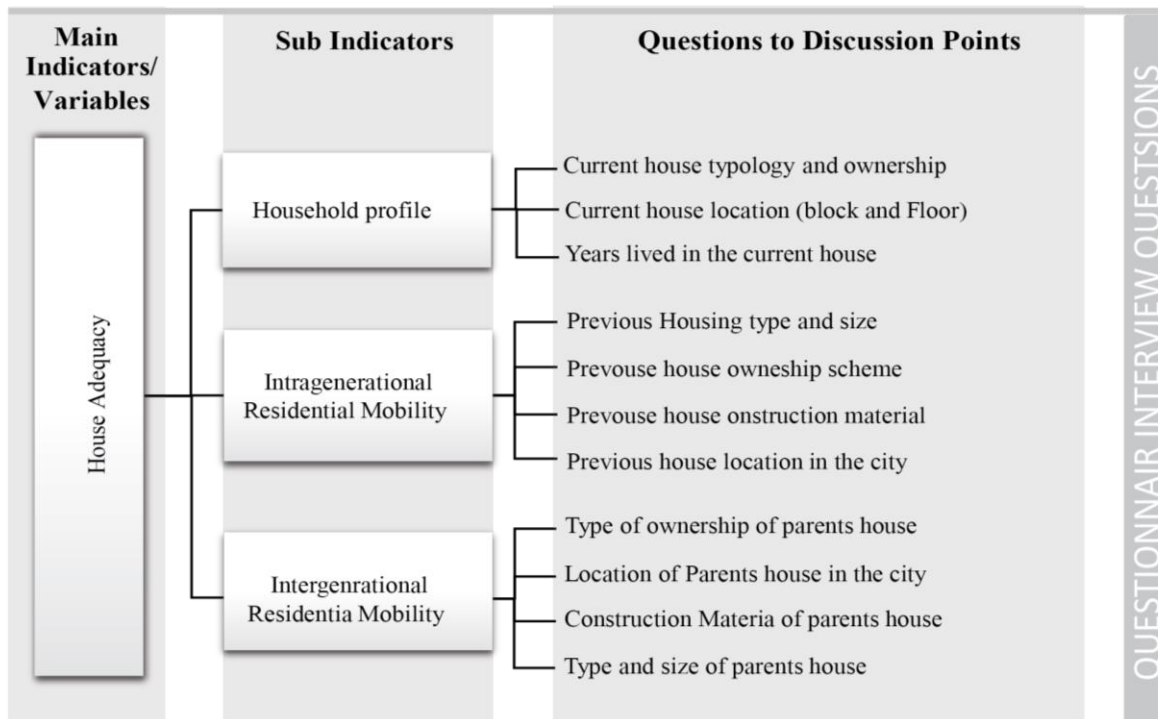
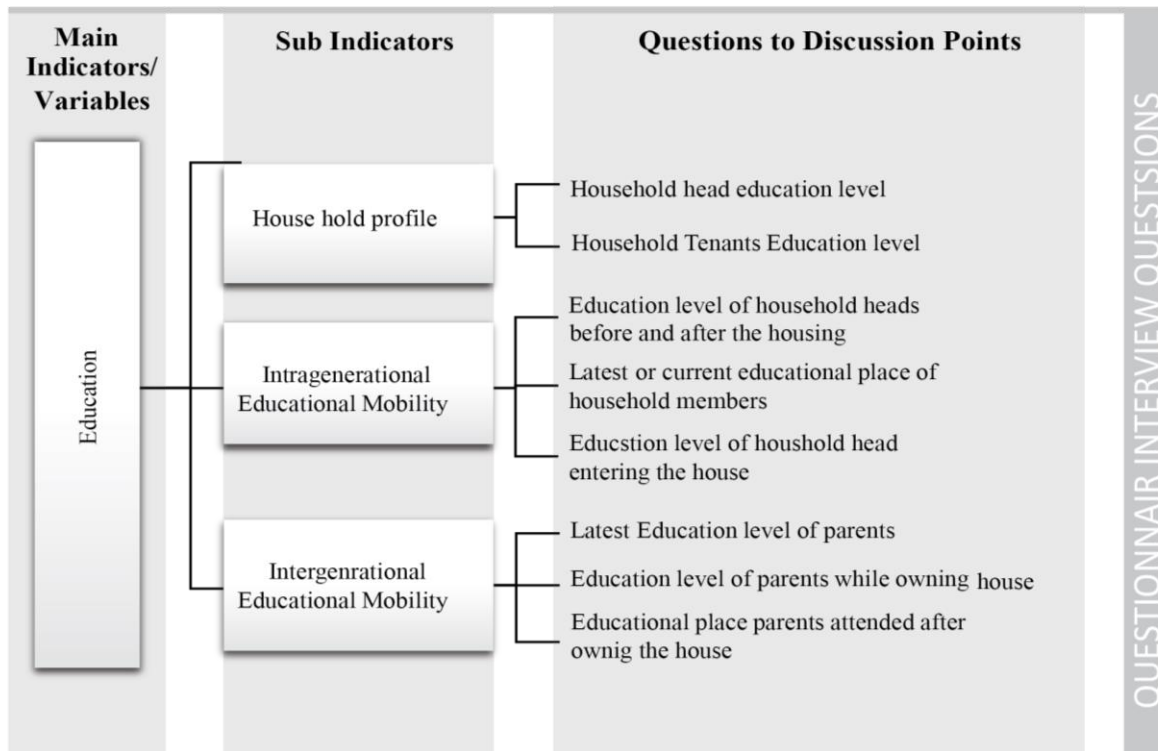


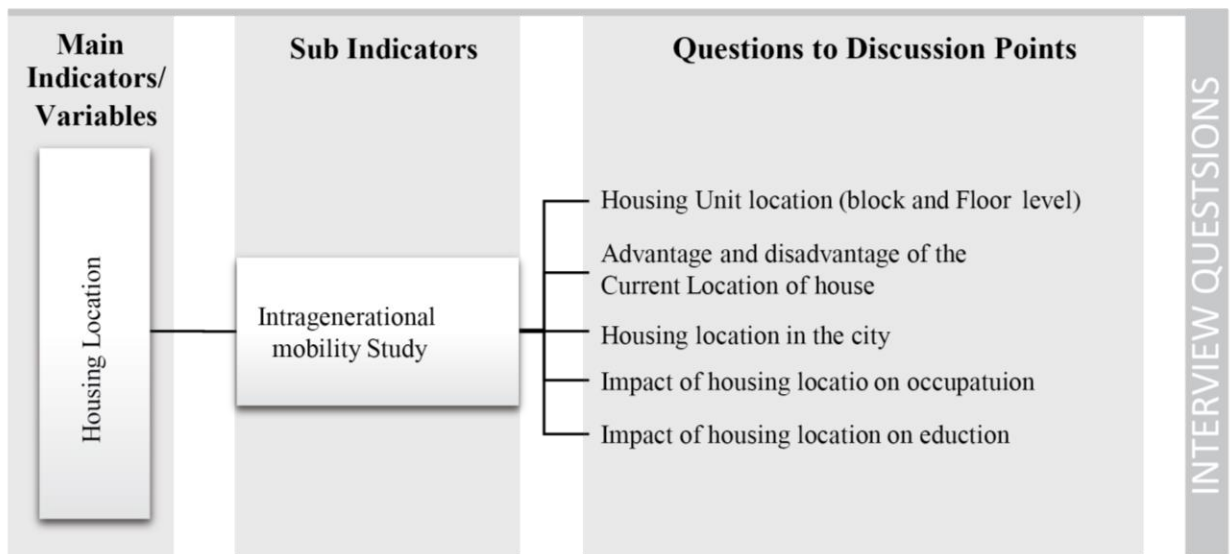
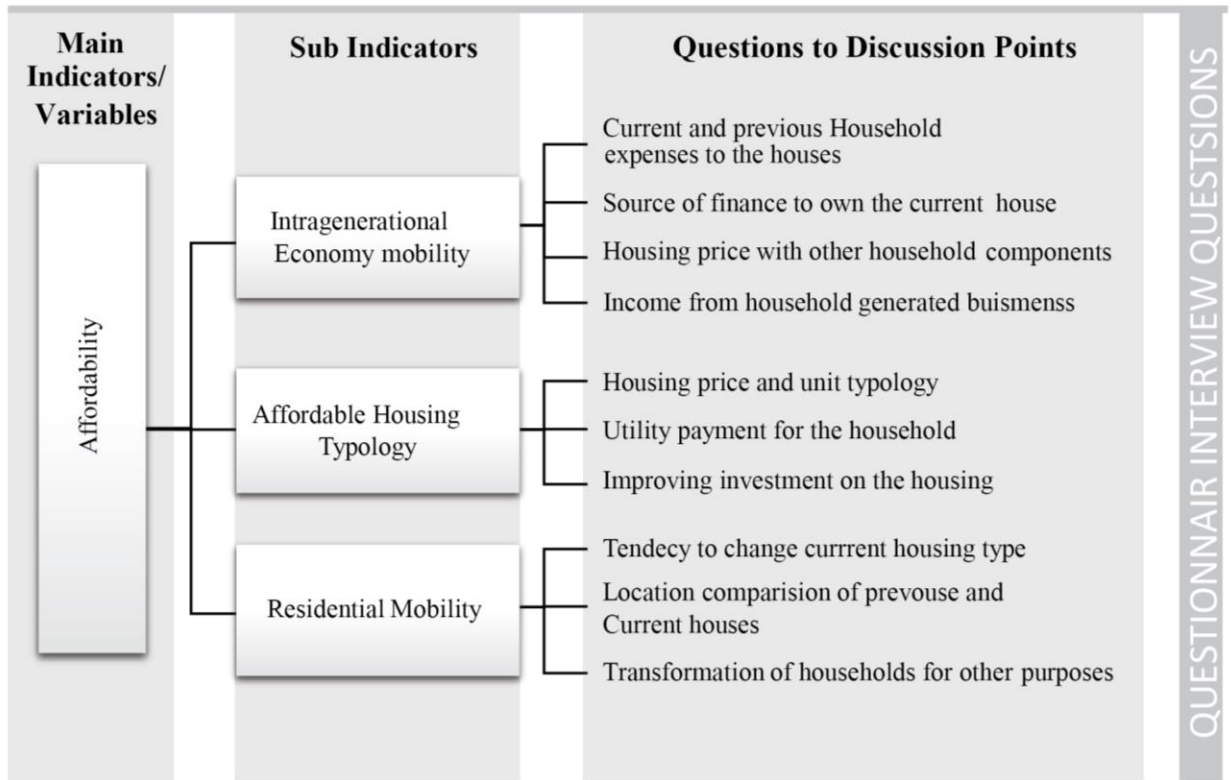


QUESTIONNAIR INTERVIEW QUESTIONS



QUESTIONNAIR INTERVIEW QUESTIONS





Interview question development for key informants

Specific topic	Indicators	Discussion points
Study housing development and trends of social mobility related to policy intervention in the city.	<ul style="list-style-type: none"> • Social mobility • Mass housing • Housing policy 	<ul style="list-style-type: none"> • Understanding social mobility and its contexts • Social mobility is a considerable element • Government Role and Policy Intervention • Housing Development Procedure and Participants • Office operational procedures
Explain the relationship between housing and social mobility using different factors that can affect households	<ul style="list-style-type: none"> • Mass Housing • Social Stratification • Economic Mobility • Affordability • Social context • Social mobility 	<ul style="list-style-type: none"> • Mass housing development and its impacts • Condominium affordability and its impacts on the household economy • Social stratification because of housing • Social mobility In Addis Ababa context. • What would be government involvement?

Showing questionnaire development (Indicators)

Discussion	Indicators	Specific points	Considerable issues
Household Profile	House information	House typology and ownership House location (block and Floor) Years lived in the house	
	Household Economy	Household income level Household expenses level	
	Family members	Number of tenants The Household heads Tenants Information	
Intragenerational Mobility	Economical	Previous household income	Affordability,
	Mobility	Current and previous Household expenses to the houses Source of finance to own the current house Household income from household generated Affordability of house and Occupation	Housing typology
	Occupational Mobility (Job)	Current and previous job types Current and previous job locations Mode of transport to Job	Affordability, Housing location,

APPENDICES

		Job performance	and Housing
		Future job change	typology
Educational		Education level before and after the house	House location,
Mobility		Last or current educational institute	Affordability
		Transport to education	
House adequacy		Previous Housing type owned	Economy,
(Residential		Current housing Satisfaction	Affordability,
Mobility)		The construction material of housing	Housing typology
		Previous house location	
		Tendency to change house type	
		Economic capacity to change house	
		Transformation of houses for other purposes	
		Location comparison of houses	
Affordability		Current and previous Household expenses to the houses	Household
		Source of finance to own the current house	Economy,
		Capacity to change house and typology owned	Housing typology
		household income and unit typology	
		Utility payment for the household	
House location		Housing Unit location (block and Floor)	House adequacy, Job
		Housing location in the city	and Education
Housing typology		Typology of housing unit owned	House adequacy
		Block typology of housing	
Intergenerational	Household	Household income comparison	
Mobility	Economy	Investment in a household for housing	
		Time houses owned	
	Occupation (Job)	Type of job the parents have	
		Job and house location	
		Job and mode of transportation	
		Type of job while owning the house	
	Education	Latest Education level of parents	
		Education level while owning a house	
		Educational place and the house live	
		Comparative perspective	
	House adequacy	Type of house and ownership the parents live	
		Number of bedrooms or area	
		Construction Materia	

The variables identification and valuation

Variable name	Corresponding question for variables	Variable definition and value	Result type & implication
Household Economy	What is current household income?	Total monthly income of the household, better income better status <ul style="list-style-type: none"> • <10,000=1 • 10,000-20,000=2 • 20,000-30,000=3 • >30,000=4 	Quantitative/ Positive
	What is total household expenses?	Total monthly Expense of the household, less expense better status <ul style="list-style-type: none"> • <10,000=4 • 10,000-20,000=3 • 20,000-30,000=2 • >30,000=1 	Quantitative/ Negative
	What are other non-fixed incomes to the household other than fixed incomes?	Non fixed incomes from different sources to the households, <ul style="list-style-type: none"> • Remittance=5 • Lottery=4 • Friendly help=3 • Loan=2 • NGO=1 	Qualitative/ Positive
	Among these fixed Incomes which are available in the current Household?	Additional Fixed incomes that are non-occupational <ul style="list-style-type: none"> • Rental House=4 • Investment=3 • Parttime job=2 • No=1 	Qualitative/ Positive
Household Education status	What is Household heads education level?	Educational level achieved to date by household heads in this house <ul style="list-style-type: none"> • Basic W&R=1 • Primary school=2 • High school=3 • Diploma=4 • BSc. Degree=5 • MSc. Degree=6 • Ph. Degree=8 	Qualitative/ Positive
	Is there any school/ Institute nearby for the household members?	Educational facility nearby for the household members to attend <ul style="list-style-type: none"> • Yes, there is=2 • No there Isn't=1 	Qualitative/ Positive
	How much are household members impacted because of current house to their school performance?	Impact on education because of the housing (afford & Location) <ul style="list-style-type: none"> • A lot=1 • Medium=2 • Low=3 • No=4 	Qualitative/ Negative
Household Occupation status	How Happy are you on your current house and work place proximity?	Happiness level on the distance between housing and workplace <ul style="list-style-type: none"> • Very Happy=3 • Fair=2 • Not Happy at all=1 	Qualitative/ Positive

APPENDICES

	How far is the work place from your Current house?	Distance between workplace and housing. <ul style="list-style-type: none"> • In Household=4 • below 2 KM=3 • 2-15 KM=2 • Above 15 KM=1 	Quantitative/ Positive
	How much are you impacted because of current house to work place distance on your work performance?	Impact of distance on work performance of household head <ul style="list-style-type: none"> • A lot=1 • Medium=2 • Low=3 • No=4 	Qualitative/ Negative
Housing Affordability	Ratio/ percentage of House related expenses from total income (Affordability)	Percentage of expense for house related expenses (rent, tax & utility) <ul style="list-style-type: none"> • Below 10%=4 • 10%-30%=3 • 30%-50%=2 • Above 50%=1 	Quantitative/ Negative
	How do you find the house related expenses to your household income?	how do the household find the housing related expenses <ul style="list-style-type: none"> • Expensive=1 • Fair=2 • Affordable=3 	Qualitative/ Positive
	Among household expenses, which one of them impacted by the expenses related to the house?	Housing related expense impact on other household expenses <ul style="list-style-type: none"> • No impact=4 • Household Expenses=3 • Occupation/Education=2 • On all=1 	Qualitative/ Positive
Housing Location	What is the location of house in city?	Location site of the houses in Addis Ababa (inner, mid and outskirt) <ul style="list-style-type: none"> • Inner city=2 • Outskirt=1 	Qualitative/ Positive
	How much are you impacted because of current house to work place distance on your work performance?	Location impact on work performance because of distance <ul style="list-style-type: none"> • A lot=1 • Medium=2 • Low=3 • No=4 	Qualitative/ Positive
	Do you find it acceptable the location in the city?	Acceptance the location housing in the city <ul style="list-style-type: none"> • Yes, I am=2 • No, I don't=1 	Qualitative/ Positive
Housing Typology	What type of housing unit you live in?	Condominium housing unit type of the households <ul style="list-style-type: none"> • Studio unit=1 • One bedroom=2 • Two bedrooms=3 • Three bedrooms=4 	Qualitative/ Positive
	Are you happy with the size and the type of the house you living in now?	Happiness with the type and size of the housing unit <ul style="list-style-type: none"> • Happy on Both=4 • Happy on type only=3 • Happy on Size only=2 • Not happy on Both=1 	Qualitative/ Positive

Appendix V: Other Documents

Letters

To:

Subject :
Requesting Co-operation

Addis Ababa *oct. 27* /2022
Ref No: EiABC/GPD/*1876*/2022

DATO MUNDA ID.No GSR/0546/13 is a MSc student in the field of Housing and Sustainable Development, at Ethiopian Institute of Architecture, Building Construction and City Development Addis Ababa University. Currently, he/she is conducting research for his/her seminar/project entitled,

Public housing and social mobility.
The impact of Condominium development
on social mobility, in the case of Basha wide
and Mikilialand sites

This letter is, to kindly request your cooperation and support in providing him/her with necessary data and information in the research area and also allow taking pictures, videotape and site visit.



EiABC

Ethiopian Institute of Architecture,
Building Construction and City Development
Addis Ababa University

Building Ethiopia Since 1954

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City Development
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Dagnachew Adugna(PhD)
Graduate Program Director EiABC

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dagnachew.adugna@eiabc.edu.et

Sincerely,

Dagnachew Adugna (PhD)
Director for Graduate Programs

EiABC

Ethiopian Institute of Architecture,
Building Construction and City Development
Addis Ababa University
Graduate Program Director

ለ: ለሚመለከተው ሁሉ



EiABC

Ethiopian Institute of Architecture,
Building Construction and City Development
Addis Ababa University
Addis Ababa

ጉዳዩ: ለትምህርታዊ ዓላማ ጥናታዊ ምርምር ለሚያደርግ የድህረ ምረቃ ተማሪ
ትብብር ስለማድረግ

አዲስ አበባ፣ ህዳር 01, 2015 ዓ.ም

Ref Nr. EiABC/HC/051/2022

ተማሪ ዳቶ መንዳ ቶስኬ ፤ በአዲስ አበባ ዩኒቨርሲቲ ፤ የኢትዮጵያ አርክቴክቸር ፤ ህንጻ ግንባታ
፤ ከተማ ልማት ኢንስቲትዩት (EiABC) አንድ የትምህርት ክፍል በሆነው የ "Chair of
Housing" በሚካሄደው "Housing and Sustainable Development" በተሰኘው የትምህርት
ፕሮግራም ውስጥ የድህረ ምረቃ ትምህርቱን በመከታተል ላይ ይገኛል።

ስለሆነም ከድህረ ምረቃ ትምህርት ጋር በተያያዘ የመመሪቆያ ጽሁፍ ለማቅረብ መረጃዎችን
በማሰባሰብ ላይ ይገኛል፤ ስለዚህም አስፈላጊውን መረጃ በመስጠት ትብብር ታደርጉለት ዘንድ
በአክብሮት እንጠይቃለን።

ከምስጋና ጋር

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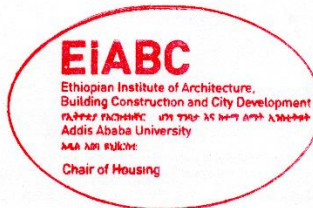
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ዱላ አለሙ ዲንቁ

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በአራዳ ክ/ከተማ ወረዳ 09
ሰላምና ፀጥታ አስተዳደር ዕ/ቤት

AradaSubCityworeda09
peace and security
Administratinonoffice

ቁጥር:-የአ/ክ/ከ/ወ/9/ ሰ/0/አ/ጽ/ቤት/ 177/2016ዓ.ም

ቀን:- 20/02/2016ዓ.ም

ለወረዳ 9 ለባሻ ወልዴ ኮንዶሚኒየም ሳይት

አዲስ አበባ

ጉዳይ: ትብብር እንዲደረግላቸው ስለመጠየቅ

ከላይ በርዕሱ ለመግለፅ እንደተሞከረው በአራዳ ክ/ከተማ በወረዳ 09 ባሻ ወልዴ ኮንዶሚኒየም ሳይት ከአዲስ አበባ ዩኒቨርሲቲ በአመጡልን ደብዳቤ መሰረት አቶ ዳቶ ሙንዳ እና የሱ አራት መረጃ ሰብሳቢዎች እናንተ ጋር የምርምር ስራ መረጃ መሰብሰብ ሊሰሩ ስለሆነ አስፈላጊውን ትብብር እንድታደርጉላቸው ስንል እንጠይቃለን።

ከሰላምታ ጋር



በሪሶ ስንብር

የወረዳ 9 ሰላምና ፀጥታ

አስተዳደር ጽ/ቤት ኅላፊ

Appendix IV: Post Script on Thesis Defense Comments

This thesis document was presented to internal and external examiners who have attended and extended their feedback on the presentation and the thesis document. I have acknowledged their attendance and the remarks they made on the thesis and presentation, and I examined and corrected the thesis based on them. The remarks extended include a variety of revisions, ranging from minor edits to extensive assessments of areas of the thesis based on the comments provided by the attending examiners and concerns that require additional explanation.

On the introduction part it was necessary to review o the significance of the research and the temporal scope of the research and rewritten these parts as per the comments (on page 6-7). Rewrite the significance of the study part so that it also covers how it will be significant. Under the current condition of condominium development, in which the program is suspended, and for future such development. On the scope of research, the temporal scope, the research doesn't take inflation as a temporal factor to consider in the study because it doesn't affect the results that are related to economics and affordability. This is because the study takes the proportional percentage of the prices for them and now.

On the literature review part, it was found to add additional local research related to the topic, as suggested by the examiners. And additional research is reviewed and incorporated into the literature review to further clarify the concepts, arguments, and local cases. Specifically related to the factors affecting social mobility, the local case of social mobility in Addis is related to government-subsidized condominium housing (page 27-28). In addition, the conceptual and contextual framework have been clearly developed to further elaborate on the points discussed in the literature review.

On method and materials chapter, related to the case study sites additional and broad description is found essential and broach description for each case study site has been given about the physical aspect such as the location in the city, area road, direction, blocks, typologies, the social aspect such as population, household numbers, income level, and in addition to that, the transfer cost and time (page 39-41). Regarding the samples and their sample distribution based on occupancy, including lottery winner, renter, and buyer owners. The distribution on case study sites is shown to be evenly distributed using sub-neighborhood blocks, ensuring a comprehensive study of households in each category (page 44-45).

APPENDICES

In the results and discussion part, the cases were separately studied based on socioeconomic status so that they could be studied inter-case to comparatively analyze social mobility (page 79-81). Other things were checkups on numbers, and some explanation was needed and provided afterwards on some tables, charts, and the results of the correlation between the independent and dependent variables (page 58 and 60-67). Regarding economic mobility, the respondent's household economy has occupancy because of house related expenses. Residential mobility is a crucial aspect of social mobility, primarily influenced by the physical quality and size of houses (page 88). The driving factors of residential mobility are primarily related to these factors, making it useful to compare housing and study social mobility.

In general, the document undergoes necessary review and correction as per the examiners and advisors extend comments and suggestions on the defense. Basically, the review of the corrections focused on three things: reorganizing some parts of the document, reducing page numbers by avoiding unnecessary discussions, and providing further explanations of where they're needed.