



ADDIS ABABA UNIVERSITY
SCHOOL OF GRADUATE STUDIES

Urban Renewal Strategy of the Addis Ababa City Government:
Implication for social Institutions in Arada Sub-City

By

Gezahegn Kabthyimer

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Public Administration and Development Studies

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Abbreviations of Local Terms and Phrases

Abbreviations

CSA: Central Statistical Agency

DIDR: Development Induced Displacement and Relocation

E.C: Ethiopian Calendar

FDRE: Federal Democratic Republic of Ethiopia

GHA: Government Housing Agency

HUDO: Housing and Urban Development Office

MoFED: Ministry of Finance and Economic Development

ORAAMP: Office for the Revision of Addis Abeba Master Plan

URA: Urban Renewal Agency

Definitions of Local Terms and Phrases

Iddir: is an association established among neighbors or workers to raise funds that will be used during emergencies, such as death within these groups and their families it is a long-term association

Iquib: is an association established by a small group of people in order to provide substantial rotating funding for members in order to improve their lives and living conditions. Iquib can be temporary or permanent, depending on the needs of the members.

Kebele: The lowest administrative unit of government

Kiray Betoch - Government Housing Agency Houses

Mahber: feast is prepared and eaten at the home of the member. Twelve persons who have the same patron saint will form a Mahber and celebrate the day once a year by taking turns and preparing the feast for three or four days

Senbetie: can have 20-100 members who may be spouses, neighbors, and they eat the feast at church every month or year depending on your turn

Wereda: Administrative unit that is one level higher than kebele that is equivalent to District

Abstract

This study has discussed about the traditional and social institutions' implication in urban renewal and development projects on relocated residents. The focus of this study was to explore the situations of social institutions such as idir iqub, mahiber, sebekagubaie, and neighborhood self-help group of those who were relocated. Also, it focuses to explore the activities of those relocated including how they are vulnerable to urban context, to examine whether the social institutions are employed by them to cope-up or recover from the undesirable social problems and to assess the outcomes of such strategies.

In doing this, those people who were relocated to Summit, Jemo1 and Jemo2 were purposefully selected as study population. In this context, the implication for social institution of negative effects of urban development projects on relocated people. Such relocation caused by development project occurs because of slum demolishing, urban expansion and renewal of the city's facility and infrastructure.

The study was conducted in Arada Sub-city, Basha Woldechilot 1 and 2 project sites in which different development projects and relocation programs have been implemented. The overall aim of the study was to explore why relocation has been affecting social institutions of the relocated people and, the limited emphasize and concern for them by the urban administration responsible for promotion of developmental projects.

Interviews and questionnaires are used for collection of data. Out of 2659 households relocated from Arada Sub-City Basha Woldechilot 1 and 2 to Ayat/Summit and Jemo 1 and 2 sites 55 households were selected using purposive sampling method and tables are used to analyze survey results.

Finally, the study suggests the importance of community participation in decision-making process, through recognizing the establishment of the social institutions that are the backbone for community problem solving mechanisms. Before planning projects, deep community based research and social institutions participation should be employed during the implementation of the scheme. To make this research viable, relevant information was collected from primary and secondary data sources.

CHAPTER ONE

1.1. Background of the Study

The concept of urban renewal as a method for social reform emerged in England as a reaction to the increasingly cramped and unsanitary conditions of the urban poor in the rapidly industrializing cities of the 19th century (Palliser, Clark and Dauunton, 2000). The agenda that emerged was a progressive doctrine that assumed better housing conditions would reform its residents morally and economically.

This urban renewal process continued to interwar period as the 1917 Tudor Walters Committee Report report's recommendations, coupled with a chronic housing shortage after the First World War led to a government-led program of house building with the slogan 'Homes for Heroes'. With the onset of the Great Depression in 1929, increased house building and government expenditure was used to pull the country out of recession (*Laurence, 1989*). And, similarly the origin of urban renewal programs can be traced to the great depressions of the 1930s where there was obvious dissatisfaction with the housing conditions in Britain.

The other large scale urban renewal projects in the US started in the interwar period. Prototype urban renewal projects include the design and construction of Central Park in New York and the 1909 Plan for Chicago by Daniel Burnham. Similarly, the efforts of Jacob Riis in advocating for the demolition of degraded areas of New York in the late 19th century were also formalized. The redevelopment of large sections of New York City and New York State by Robert Moses (Enger and Smith, 2004), shows the origin of urban renewal programs in the United States of America.

It can be traced to the 1937 Housing Act which made provision for slum clearance and the replacement of dilapidated houses with subsidized public housing which have modern facilities physically, deteriorating urban areas exhibit poor or moribund sanitation facilities, accumulation of refuse/waste materials, adverse environmental conditions such as noise, dust, fumes and odor from effluent discharges. Between the 1930s and the 1970s was a notable and prominent example of urban redevelopment in other cities across the USA began to create redevelopment programs in the late 1930s and 1940s. In 1944, the GI Bill (officially the Serviceman's Readjustment Act) guaranteed Veterans Administration (VA) mortgages to veterans under favorable terms, which fueled suburbanization after the end of World War II, as places like Levittown, New York, Warren, Michigan and the San Fernando

Valley of Los Angeles were transformed from farmland into cities occupied by tens of thousands of families in a few years (Eni and Ufoegbu, 2012)

This American urban renewal program impact was forwarded by (Jacobs, 1960) published on *The Death and Life of Great American Cities*, one of the first—and strongest—critiques of contemporary large-scale urban renewal. By the 1970s, many major cities social organizations developed opposition to the sweeping urban-renewal plans from their cities. In Boston, San Francisco and Atlanta community activists contributed to halt construction of the proposed Southwest Expressway but only after a three-mile long stretch of land had been cleared. In San Francisco, Joseph Alioto was the first mayor to publicly repudiate the policy of urban renewal, and with the backing of community groups, forced the state to end construction of highways through the heart of the city. Atlanta lost over 60,000 people between 1960 and 1970 because of urban renewal and expressway construction (Michel, 2003).

Consequently, historical evidences should be highlighted to show that Ethiopia's origin of urban centers traces back to the time of Axumite Kingdom (about 1000 B.C). Following Axum: Gondar, Lalibela and a number of other towns emerged. However, this was marked by discontinuity because of the absence of fixed urban centers resulting from the political center movement that prevailed until Addis Ababa was built as the permanent seat of Emperor Minlik II at the end of 19th century (Horvath, 1966).

Since mid-1960s, in Ethiopia an area that has remained a prime concern of successive governments is the dire situation of urban housing. The conditions of housing in urban Ethiopia today is appalling and – old deteriorated/dilapidated buildings, overcrowding, insanitary and unhygienic neighborhoods – is a fairly accurate description of the characteristic appearance of homes in the cities and towns. Historically speaking, the genesis of the problem dates back to the Imperial period during which time settlement development was haphazard and without binding urban plans, when the poor relied on the *houses* built by the feudal landlords and paid regular rent as tenants (UN Habitat, 210). On coming to power in 1974 the Derg1 regime (the Socialist government) abolished the feudal land ownership and nationalized all urban and rural land. Furthermore, all extra homes and rented houses owned by the elite class were seized through Proclamation No. 47/1975 and transferred to the Kebele2 Administration and Agency for Administration of Rental Houses (AARH) with responsibilities to collect rents, renovate the existing stock and build new dwellings to meet future demands. However, the rental amount

levied was low and uneconomic so the Agency was unable to repair the existing housing stock, let alone support the construction of new residences and apartments.

Since 2004 the main low-cost urban housing delivery mode has remained the condominium scheme (Abebe Bogale, 2009). Yet, the affordability reaches remain far beyond the ability of the target population while the vast character of most urban areas stay designated slums.

The Ethiopian towns and cities are witnessing major transformations as evidenced by phenomenal public and private investments since 1990s (Abebe Bogale, 2009). Current urban renewal evidences show that (according to Arada Sub-City) the Arada Sub-City houses and buildings more than 90% houses were built by wood and clay, and problem of sanitation reached to climax and the area is around the seat of government and had an impact on the image of the country. Difficult to provide infrastructures, people are displaced from such as Arat kilo, Aroge kera, Datch Wube , and relocated to condominiums built by the City Government outside their previous residential area thereby disturbing their affiliation with their social institutions(Abebe Bogale, 2009). This study focuses on the urban renewal and development projects in *Arat kilo, Basha Wolde Chilot 1 and 2 (in Arada sub city)* area and its implications on the social institution therein.

Finally this study would assess the urban renewal differential implication of social institutions of its impacts, their contribution and participation of during urban renewal processes of relocated people in different condominiums. It will examine the nature and activities of the social institution in current relocated area, social association such as, *iddir* (burial and church based); *iqub*, Mahiber (social and religious gatherings),Sebeka gubae and neighborhood ties and reciprocal relationships among the relocated households.

1.2. Statement of the problem

Social institutions are important structural components of modern societies that address one or more fundamental activity and/or specific function. Without social institutions, modern societies could not exist. Societies consist of a range of institutions that play myriad specific roles in facilitating human social life, and which themselves are dependent upon one another for the performance of their respective functions (Ball, 2001).

A given institution can also perform different functions at once and/or over time. In this respect they differ from formal organizations, which are hierarchically differentiated via an organizational structure and serve primarily to facilitate rational action and the realization of particular interests.

Social institutions can play an important role in making any country stronger. Weak social institutions will produce the disorganized members of society and they cannot give their best in the development of other social institutions. When one institution will be affected then the prevalence of disorganized society will increase and in every aspect of society weakness will be visible and could result in destabilizing of the affected country.

According to (Mejia, 1999) urban renewal and displacement can destroy communities' previous means of livelihood and introduced new way of life that in most cases is less supportive and affect social network. Also, (Abbuta, 2003) argued that relocation has effect on the social institution and organization that bind the community's web relationship along several lines in the origins such as neighborhoods, religious beliefs, work groups friendship bond and effective parenthood were disintegrated in the process of relocation.

The research done by (Wu, 2004) has showed the impact of the program explicitly, however; the findings missed to consider the social impact. The implication for social institution impact is mentioned by other writers but their participation and contribution for urban renewal and development process was not mentioned. Again (Mejía, 1999) has done comprehensive study regarding displacement on World Bank urban funded projects in Latin America and Caribbean.

Furthermore, slum settlements contain socially cohesive groups of people (Couch, 1990) which are structured by considerations of survival (Koenig, 2006). The situation, particularly the urban renewal and development strategy implemented in Addis Ababa is different from these countries, where no comprehensive research has been made in this respect.

In Ethiopia, various traditional organizations exist in both urban and rural environments ((Damen and Pankhurst, 2000). Examples of such associations in Addis Ababa include community-based social organizations (burial and church based); social and religious gatherings (*Mahber*); memberships in the local parish (*Sebekagubae*); and economic saving groups. As income is affected, resettlement tends to

destroy or strongly weaken the function of social systems, (Couch, 1990), that serve for instance the provision of funeral insurance (Pankhurst, 2006) and informal savings associations (eqib).

The urban renewal and resettlement programs worsen the separation of communities, (Gopal, 2006) and increasing the disarticulation of social capital and loss of mutual neighborhoods help and inter-personal ties (Contractora, 2008). The above writers collectively mention somehow the impacts on social institution during urban renewal and development strategy implementation. In urban renewal strategy, social institution as the major contributors, participators in providing ideas or suggestions help the government but unfortunately their participation was not given emphasis.

The Addis Ababa City Council Administration in general and the Arada Sub-City Administration in particular does not give much consideration and value to community existing norms and values. In Addis Ababa, during the long years of co-existence has led to the development of social institution like, strong family ties, religious or ritual ceremony, and burial service ceremony and help each other bonds. Existing within this institutions are: Iddir (male and female), strong business groups such as, butcher houses, hotels, Eqib (traditional money saving mechanism), elders (arbitration and conciliation) and support of them and self help each other lending and borrowing money (Alula and Damen, 2000)

In general, the local empirical studies mentioned above and international experiences have made inadequate attempts to investigate the extent to which urban renewal and development strategy that has been implemented in Addis Ababa impacted on these social institution; eddir (burial and church based); social and religious gatherings (*Mahber*); memberships in the local parish (*Sebekagubae*); and eqib (economic saving groups), business ties, and accessibilities to markets.

In addition to these previous studies by (Mejia, 1999), (Abbuta, 2003), (Wu, 2004), (Koenig, 2006) and (Gopal, 2006) shows that little information was gathered from social institutions in urban renewal and development strategy failed to generate positive participation and contribution by social institution thus limiting positive impact in the development process.

Given the above scenario, the current study tries to fill the knowledge gap by assessing renewal implication for urban renewal and development projects on the livelihood of relocated people and their aspirations to be included in the government policy. The study is made on those residents relocated from

Arat Kilo, Basha Woldechilot 1 and 2 project in Arada Sub -City to Ayat/Summit and Jemo 1 and 2 condominiums .This helps to provide information for policy makers and planners to evaluate the implementation of urban development renewal projects and make the plans and the strategies participatory and effective.

Therefore, “this research is intended to fill the knowledge gap that other studies did not capture well. The effect of urban renewal and development strategy displacement on relocated households and more specifically the effect of the social institution, their participation, contribution and impact which are denied by the city government as a response to relocation would be the fundamental focus of the paper”.

1.3. Research Questions

1.3.1. How the social institutions are treated or recognized as a contributor during urban renewal process?

1.3.2. To what extent the urban renewal, relocation and resettlement process was participatory and transparent?

1.3.3. How the urban renewal and development strategy create negative impacts on those who were relocated?

1.3.4. What implementation problems exist in the urban renewal process?

1.4. Objectives of the study

1.4.1. General objectives

The general objective of the study was to assess on the urban renewal and development strategy; the participation, contribution and impact on development induced displacement and resettlement on the implication in social institution.

1.4. 2. Specific objectives

- ❖ To evaluate social institutions’ participation, contribution, and impacts of urban in renewal and development strategy
- ❖ To investigate the problems of participation and contribution encountered in Arada Sub-City Arat Kilo, Basha Woldechilot 1 and 2 projects communities in urban renewal process.

- ❖ To study the role of Urban Renewal Authority in carrying out the urban renewal program and evaluate various critical elements in the process of urban renewal in Arada Sub- City

1.5. Significance of the Study

Increased amount of research make progress possible, inculcates scientific and inductive thinking and above all it promotes the developments of logical habits of thinking and organization (Kothari.R, 2008).

The focus of this research is to fill the gap of knowledge of communities' relocated from Arada Sub-City Basha Woldechilot 1 and 2 projects of their social institution participation, contribution and impacts. It would also bring additional knowledge on the impacts of urban renewal and development implication on social institutions and the impacts shown on relocated community.

It is hoped that this research will add to the limited knowledge that exist on the urban renewal effect on social institutions. The study will also provide information and knowledge on the socio-economic constraints the people have faced and generate the necessary awareness among local authorities and agencies. It would also provide achievable development plan inputs to avoid or at least minimize future risks of development induced disruptions. Therefore, the recommendations would help in designing inclusive policies, operational plan, strategies and procedures compatible with the social institutions' participation, contribution and impacts on socio-economic and special realities of the city.

Hence, the research could contribute to reduce socio-economic costs, increase benefits and enhance feasibility and sustainability of urban development projects in the city. It could also serve as an input for further researchers in urban development issues and provide basis for both planners as well as administrators of urban development and relocation programs

1.6. Scope of the Study

Addis Ababa is the capital city of the Federal Democratic Republic of Ethiopia. Since its inception as the seat of Emperors and Empress, the Federal Administration office and African Union, many private and public infrastructures are built rapidly on the lands occupied by poor households. Evidences show that according to Arada sub-city statistics: people are relocated from Atat kilo, Aroge kera and *Dejach*

Wubie to different condominiums. This study focuses on community displaced from Arat kilo Basha Woldechilot 1 and 2 (*in Arada sub city*) area and relocated to different condominium sites. The relocation projects were implemented from 2009-20016 .

This study would assess the social institutions participation, contribution and differential impacts of urban renewal and development strategy and assesses the current position of these social institutions and the future perspectives of *idirs*, *equbs*, mahiber, sebekagubae, Mesjid relationship and self help each other groups elders arbitration and neighborhood ties and reciprocal relationships among the relocated households. Additionally the study also focuses on challenges of the urban renewal strategy challenges, to the hopes and aspirations for future participation and contribution for development strategy.

The scope of the study is limited to Arada sub city Arat kilo Basha Wolde chilot 1 and 2 because of two reasons; first it might be observable that there is an increase urban renewal process in Arada sub city. In addition to this the study area is accessible and known by the researcher and the affected communities who were living in these areas are members and actively involved in different social institution.

1.7. Ethical Considerations

Ethical consideration would be seriously taken into account so that the concern, integrity, anonymity, consents and other human elements of the participants, discussants, and interviewees will be protected. The researcher assured to them that any information concerning that will never be passed to other unauthorized persons on institutions without their prior consent. The names of the respondents were not to be specified in any part of the research. The selected study participants were requested kindly for voluntary participation.

1.8. Research Methodology

The section below discusses the methods and instruments used for this study.

1.8.1 Research Approach

1.8.1.1. Qualitative method

For the purpose of this study, the cause and effect relationship and operational findings will be based on in-depth analysis of interviewee of informant responses. Here, it is used to inform them and to get information about the implication of social institutions their participation, contribution and the impact that they have encountered in urban renewal and development, policy formation, communication and research.

1.8.1.2. Quantitative Method

Quantitative research is seen as a systematic scientific investigation of quantitative properties and phenomena and their relationship (Holliday 2007). The process of measurement in this study is central to quantitative research because it provides the fundamental connection between the data collected and mathematical expression of quantitative relationships. The data will be collated and analyzed for conclusion to be sought.

1.8.2 .Data sources

1.8.2.1. Primary Data Source: primary data sources such as survey, interviews, and questionnaires and official registry records of Arada sub-city were used.

1.8.2.2 Secondary Data Sources Secondary data sources are those which have already been gathered and recorded by previous researchers that are overtly available in various publications. These are books, magazines, international organization websites, emails, published policies and programs of Ethiopian Government and different offices.

1.8.3. Population and Sampling.

1.8.3.1. Population.

All items in any field of inquiry constitute a 'Universe or 'Population to investigate the problem' (Kothari, 2008). According to Ethiopian Statistic Authority 2015, the estimated population of Addis Ababa was 3,272,000. Out of this, the Arada Sub-City population was one fifth of the total was 654,400. Arada Sub-City population household is estimated to consist of five persons, which is around a total of 13,100 households. Out of this total figure, Arat kilo Basha wolde Chilot 1 and 2, which are the subject for this research, has 2959 households which were relocated to different condominium sites.

1.8.3.2. Sampling and Sampling Methods

For the purpose of this study, it was effective to have a sample population study because it was advantageous in terms of the time spent on each respondent to draw a meaningful and reliable conclusion on the sustainability through a developed questionnaire. Two groups of participants were interviewed, 1st social institutions that were known and performing many social and communal activities and 2nd officials participating in urban regeneration programs of the Arada Sub-City.

Sampling Methods: - There are two fundamental research methods: Non-probability sampling and Probability sampling. Since the displaced and relocated people in urban renewal and development strategy from Arada sub city Arat kilo Basha, Woldechilot 1 and 2 area have been living in different condominiums and some of them do not live in the allocated condominiums and making it difficult to identify names of households for probability sampling. Due to this reason, the researcher preferred to use non-probability sampling method employing convenience and purposive samplings from relocated populations to Samit/Ayat and Jemo 1 and 2 condominium sites.

1.8.3.3. Sampling Size.

Arada Sub-City area of Arat Kilo (Basha Woldechilot 1 and 2 areas) was selected for the research towards the research topic. From 2659 households relocated from BashawoldeChilot 1 and 2 to the Ayat/Summit and Jemo1 and 2. From these relocated respondents 27 from Ayat/Summit and 28 from Jemo1 and 2 and totally 55 households were selected to fill the questionnaire forms and two officials from Arada Sub-City Administration office and three resident of Arat Kilo one from Ayat/Summit and two from Jemo 1 and 2 relocated to sites interviewed.

1.8.4. Data collection instruments

1.8.4.1. Interview.

Interviews involve direct contact with the respondent, or group of respondents, in order to obtain information for a research project (MRS, 2010). Interviews were conducted during scheduled working days face-to-face interviews employed.

An interview guide was developed for interviews. The interview guide was designed to attempt to understand the views and attitudes of urban renewal strategy of Arada Sub-city. Two selected respondents from the Arada Sub-City Administration office were interviewed about the pros and cons of relocation, displacement to attain urban renewal and development strategy of the sub-city council and others towards Arada Sub-City Urban Renewal and Development Strategy.

1.8.4.2. Questionnaire

According (Borgatti, 1997), states that a questionnaire is a formal written set of closed ended and open-ended questions that are asked of every respondent in a study. Also it is a method of data collection for descriptive research utilizing a list of questions. In this regard the respondents to questions being posed

respond with the assurance that their responses are anonymous, and so they are more truthful than they are in a personal interview, particularly when talking about sensitive issues (Leedy, 2005). The questionnaire investigated the participation, contribution, impacts and level of awareness of urban renewal project. However the responses may not be satisfactory due to there were protest at the area during the period and most of the communities were not eager to respond due to their frustrations with regards to the services being rendered in the areas and fear of authorities.

1.8.5. Methods of Data Analysis

The subsequent sections contain reports of collected data from respondents based on the following social institutions eddir, equb, selected elders, religious leaders, Sebeka gubae members, mahibers and the community members involved and not involved in urban renewal community projects; and officials participating in urban regeneration programs. The researcher for this study used tables to summarize data about respondents and their responses and analyzed survey results.

The questionnaire and interviews transcribed in to Amharic and then translated in to English for analysis purpose towards the research topic. The responses were grouped in four thematic categories relevant to work on the discourse analysis of the responses. Interpretations of the findings were made using quantitative and qualitative method of data analysis by relating the data to the research objectives. Moreover, the interpretations of the findings, the similarities and differences of the responses in the case of Arada sub-city with existing literature were analyzed.

1.9. Organization of the Research Report

The first and foremost, objective of this study is to ascertain that the levels of Urban Renewal Development Strategy of the Ethiopian Government and its implication for social Institutions in the case of Aada Sub-City in Arat kiloi Basha wolde Chilot 1 and 2 urban renewal project areas.

The research study is organized in four chapters; Chapter one contains the introduction part, background of the study, statement of the problem, objectives of the study, research questions, significance of the study, scopes and delimitations of the study and organization of the study.

The second part focused on the literature review of theoretical and empirical studies on the subject. The third chapter deals with method of data collection, analysis and findings.

Finally, the fourth chapter of the study presents the conclusions derived from the research and subsequent recommendations in reference to the subject of this research.

CHAPTER TWO LITRATURE REVIEW

2.1. Theoretical Review

2.1.1. Concepts and definitions

Traditionally the practice of urban renewal had been characterized by the displacement of an existing low income population (Midhurst & Lewis, 1969). This is in most case with a view to provide space for more profitable office, commercial and luxury residential development or the provision of transport facilities.

The concept of "urban renewal" in the context of Western countries connotes the meaning of direct government intervention in the spatial structure targeting to improve the physical and environmental conditions of deteriorated area. They explain that "urban renewal" means extensive demolition of property in a way that clears a large area of ground and so permits the planning and construction of a new set of building, street and space. (Midhurst & Lewis, 1969)

However, the term urban renewal has varied definitions. **Urban Renewal** is defined as:-"those policies, measures, and activities that would do away with the major forms of physical blight in cities and bring about changes in urban structure and institutions contributing to a favorable environment for a healthy civic, economic, and social life for all urban dwellers." (Woodbury1953).

(Dijk, 2008) sees **Urban renewal** from the process of remodeling older parts of urban areas, including their central business areas, by means of rehabilitation and conservation as well as redevelopment. He further explains this word, Urban renewal programmes are generally undertaken by local governments and other public authorities. The emphasis is on those parts of the urban area which have fallen below current standards of public acceptability (commonly termed as slums). These are usually to be found in the residential parts of the inner city and in the central business district itself. For Dijk, key indicators for slum areas of inner cities are: inadequate housing, services and facilities; dilapidated buildings; environmental degradation presence of non-conforming uses; traffic congestion; and congestion of built-up structures.

It is also the displacement of an existing low-income population, creating space for more profitable office, commercial and luxury residential development or the provision of transport facilities.

Accordingly, it was at the first international seminar on urban renewal held in Hague in 1958 that experts came up with a plausible definition for urban renewal. “It can no longer be the same as slum clearance or traffic improvements or repair of deteriorated areas; it is a comprehensive activity designed to counteract functional obsolescence of the urban structure as a whole and the parts and elements of it, and to revitalize continually all elements and parts of the urban area.” (Ashenafi Gossaye, 2001)

As the experience of many countries shown in many instances, the local governments take the responsibility of urban renewal programs by themselves not consulting the other parties’ especially social institutions which are the driving factor for urban renewal development. Because of the failure of local government to regulate the balance between residential and commercial activities that prevailed in most city centers, urban renewal efforts have resulted in displacement of inner city residents and development of predominantly commercial centers.

Finally (Holocolub & Beauregard, 1981) forwarded that “The prevailing trend towards increasing commercialization, therefore, appears to be in most cases the predominant threat to particularly inner city residents resulting in uprooting people and dwellings, destroying the micro-business and the informal economy established in these areas.”

2.1.2. Urban renewal and development related concepts

Slum clearance and resettlement: In slum clearance and resettlement schemes, existing structures are removed and the cleared land is reused for new projects or demolition of dilapidated dwellings located in a slum. UNESCO /1996/ cited in (Ashenafi Gossaye, 2001) that there are three common reasons for adopting this approach.

The first one is city beautification or improvement. It is largely driven by the politicians’ belief that only new and modern housing is worthwhile.

The second reason is reduction of crime and health problems. In the opinion of this group, slum areas are considered as breeding grounds for social and health problems and these problems of low-income settlements could be solved by merely changing the physical environment.

1

The final reason is the effective use of land and provision of public facilities. The consequence of slum clearance and resettlement lead to displacement of people without consent sometimes destroys the social institution that existed for a long time.

Urban redevelopment: (Fong, 1984), indicates that the form and process of urban redevelopment may vary from comprehensive renewal through bulldozer type clearance to individual building rehabilitation through internal renovation. Similarly, (Oakley, 2007), sees to the impact part of society that the majority of local residents are concerned about the negative impact brought by redevelopment, that is, the continuity of a “sense of place”. For him redevelopment involves replacement of existing dilapidated buildings with modern ones which can meet present standards and requirements, especially those without environmental protection and energy efficiency.

Displacement & Gentrification: Displacement can be one of the direct consequences of urban renewal. (Theodore and Koebel 1996); explained how displacement can occur directly through property clearance and conversion of new uses, or indirectly through gentrification when land prices and rents are build-up to a level unaffordable to the neighborhood’s long-term residents. Private redevelopment displaces previous residents indirectly through “gentrification” (Koebel, 1996). In this case, homeowners themselves decide whether to sell their properties and voluntarily relocate. For tenants, they are usually displaced through conversion of properties to owner occupancy or increases in rents beyond their means. In case tenants cannot find places of lower rents elsewhere, they might not be able to obtain affordable housing after being displaced and their social and psychological values of togetherness and unity among the community disappears and takes time to adopt in the new area.

2.1.3. The Role of Social Institutions in Urban Renewal and Development

2.1.3.1 Conceptual view of Social institution

In the words of (North 1990, 4): “Institutions are the rules of the game in a society, the humanly devised constraints that shape human interaction. They structure incentives in human exchange, whether political, social or economic”. Institutions comprise for example contracts and contract enforcement, protection of property rights, the rule of law, government bureaucracies, and financial markets. They also, however, include habits and beliefs, norms, social cleavages and traditions in education (so-called informal institutions).

These elements of institutions have been emphasized, in varied fashion, by most of the existing definitions see, for instance, (Gouldner & Gouldner 1963). Therefore, it is tentatively suggested that institutions or patterns of institutionalization can be defined here as regulative principles which organize most of the activities of individuals in a society into definite organizational patterns from the point of view of some of the perennial, basic problems of any society or ordered social life

Social Institution:- is “a complex of positions, roles, norms and values lodged in particular types of social structures and organizing relatively stable patterns of human activity with respect to fundamental problems in producing life-sustaining resources, in reproducing individuals, and in sustaining viable societal structures within a given environment.” (Turner, 1997) .This social institution exists not in vacuum but in a certain bounded area as (Hailman, 1984) noted one sect of social institution neighborhood: - A neighborhood is a combination of physical and social community. Neighborhood is a territory, a small area within a larger settlement and (John McCarthy, 2007). (John, 2007) views “neighborhood” from a functional perspective states that neighborhood can be defined as a predominantly residential area of a city, characterizing by its own economic, cultural, and social institutions.

Formal institutions typically tend to be the crystallization of informal institutions (North, 1990), as social norms in the realms of gender, class and caste, for example, determine rules of political

participation and representation, methods of economic exchange, and inclusion of different groups in society

By fostering social movements and spreading new ideas among the public, the social institution can modify strategic culture, provide new understanding of norms and values and, quite possibly, shape a new strategic culture based on the previous one (Turner, 1997).

A social institution common purpose include granting members certain rights and privileges; members of social institutions also possess certain delineated duties, responsibilities and liabilities. As a group of making up a social institution, they share common objectives and goals. (Keller, 1968). Social institutions exist in variety of ranges such as economic, educational, religious, and family.

Social institutions are usually conceived of as the basic focuses of social organization, common to all societies and dealing with some of the basic universal problems of ordered social life (Turner, 1997). He emphasized three basic aspects of institutions. First, the patterns of behavior which are regulated by institutions ("institutionalized") deal with some perennial, basic problems of any society. Second, institutions involve the regulation of behavior of individuals in society according to some definite, continuous, and organized patterns. Finally, these patterns involve a definite normative ordering and regulation; that is, regulation is upheld by norms and by sanctions which are legitimized by these norms.

2.1.3.2. Community and Social Institution Participation in Sustainable Urban development.

Community participation is successful with solid information. Sharing information constitutes the basis for a transparent dialogue, if it was done before making decisions (Enyedi, 2004). Therefore, it is central in a sustainable approach to urban planning to address the relevant problems and from this perspective, participation may be considered to be not only about the level of decision sharing but also about the level of information sharing.

Frequently, there is an information deficit at the root of conflicts (participants do not understand why action is planned) that leads to a motivation deficit (some participants are not convinced action is needed (Keller, 1968)).

According to the urban management approach, the major objective of local governments is facilitating stakeholder involvement in decision-making and overall urban development (Dijk, 2008). However, in practice there are several factors at the local government level that affect, positively or negatively, the quality of participation of community and their representatives. It is obvious that their participation and consultation motivates them to generate ideas, be convinced in projects objectives and finally contribute their at most parts for urban development.

The major factor that affects the process of participation by local governments is the availability of resources. Participatory process demand additional resources in order to address the social and economic needs of stakeholders. However, in most cases local governments' resources do not match their ambition to participate and often justifying additional expenditure is difficult (Lowndes, Pratchett & Stoker, 2001a). This would affect the stage that other stakeholder's participation. Most often local governments go for consultation with the public after the framework of the planned intervention is established. In this case stakeholders have little impact to influence direction of the policy or the program (Davies, 2001).

Therefore, the stage of participation is also another critical factor in determining the quality of stakeholder involvement. In order to achieve genuine participatory process, stakeholders need to participate as early as possible to influence decisions rather than rubber stamping an already decided plan (Rowe, Frewer and Winter, 2000). Similarly the motivation of governments or agencies to involve stakeholders like formal and informal social institution in decision making is also another factor that affects participation.

According to (Davidson, 2005), there are three not self-excluding motivations for participation. The first one is good governance, involving stakeholders in decision making in order to facilitate transparency and accountability seeing participation of affected stakeholders as basic human rights. The second one is good urban management, in which participation is seen as an instrument for implementation efficiency by mobilizing resources and support from actors. The final one is obligation whereby governments or agencies involve other actors in order to satisfy another organizations policy as means to get funds.

In many third world countries, people are accustomed to leaving decision and initiatives to their leaders (Oakley, 1991). The major factor affecting the quality of participation at the community level is the

level of dependency of residents on government. This feeling of dependency and helplessness is attributable to *mental programming* of the role of leaders and followers as described by (Hofstede, 1983). However, several other community level factors perpetuate this mindset; community organization is one of them. The existence of a strong community organization facilitates participation.

The effectiveness of community organization is dependent on committed and skilled leadership, which is supported by the community (Plummer, 2000).

Most urban areas are composed of heterogeneous groups in terms of language, tenure, income, gender, age, politics, and many other factors. This diversity will give rise to different interest and different vision for future development, which sometimes be conflicting and can be achieved at the expense of the others. (Botes, Van Rensburg, 2000) forwarded that a solution to solve the conflicts within the community a true public participation is a drive for community development. In order to ease the conflicts between government and citizens, the government needs to implement true public participation precisely.

(Arnstein, 1969), further noted that to improve the level of public participation, firstly, the government needs to decentralize the power to citizens and invites all stakeholders to participate at the very beginning of project planning process by allowing them to create their own original plan for heritage preservation. The role of government should be passive and should not get involvement into the process directly and government needs to be a consultant to provide professional opinions. Secondly, as a consultant, government should endeavor to assist all stakeholders to accomplish the preservation projects.

2.1.3.3. Ethiopian Social Institutions Overview

Ethiopia is one of the countries where social institutions have and still are playing a pivotal role in the day-to-day lives of the society. These social institutions serve as a platform for information exchange; extending support in time of difficulty (mourning), as well as pleasure (wedding), and illustrating the ability to stand on one's own two feet (Mok, 2005)

The role of civil society organizations in mobilizing the community to participate in developmental activities has been argued to have comparative advantages as compared to other approaches such as state

intervention in many ways (Rooy 1998). In the past, development policies and strategies of developing countries have been dominated by, either private sector led market or state led development strategy for health, economic growth and poverty eradication.

However, third world countries like Ethiopia generally lack such modern organizations, which can provide the necessary services to the beneficiaries at the local level (Aredo and Asefa 1998). And they further viewed that with the current setup, the very foundation of social institutions in Ethiopia is trust. People gather with their own initiative and form social institutions without the instruction of anyone. This is despite differences in race, religion, wealth and education etc.

‘Iqqub’ and ‘Iddir’ are among the most important financial institutions in Ethiopia. The iddir is an informal financial and social institution that is almost ubiquitous throughout (Aredo 1993). According to (Seble 1986) the original purpose of iddir was not the burial of the dead. But iddir provides a much wider range of services including financial and material assistance and consolations for a member in the event of difficulties as well as entertainment as the case may be.

Iddirs are the most widespread, institutions in both urban and rural areas primarily established to provide mutual aids in burial matters at times of death but also address other community concerns at times (Pankhurst 1998). Similarly, (Yan 2004) explained that mutual help is essential to the human race to progress to a full humanity.

Other literature focuses on development initiatives using community-based organizations. One strand is related to health insurance, since many initiatives have developed around voluntary but community-based health insurance (CBHI) schemes discussion on membership based indigenous insurance associations in existing literature is very limited at present (Dercon et al. 2006).

Iddirs have served as suitable forums for expression of essential opinions, and to positively influence one another’s behavior. It is clear, therefore, that the social capital in women’s *iddirs* serves for experience sharing, discussing imperative concerns and information exchange (Berton 2001). People’s company both during and after funeral of a loved one contributes to psychological wellness for the bereaved family. Furthermore, the service of the members in accompanying the coffin and keeping company with bereaved have a social significance apart from their obvious therapeutic value (Fekade Gedamu, Ethnic Associations in Ethiopia and the maintenance of urban/rural relationships, with special

reference to the Alemgana -Walamo Road Construction Association, Unpublished) and helping other has even a therapeutic effect on the helper (Mok, 2005).

(Dejene Aredo 1993) carried the idea a step further, arguing that financial assistance during bereavement doesn't mean that it helps the poor for their future life but gives them confidence about at least a proper burial. Moreover, labor supports of members during bereavements need to be considered as an important economic support as it eases considerable burden for grieving members

2.2. Empirical Review

In this section how urban renewal started, implemented, problems raised and solved and more over experience of different countries will be discussed.

2.2.1. Urban Renewal and Development projects and community responses

Empirical review of some notable countries study shows the implementation of urban renewal program, the problems and impacts on social institution

For example the North American United States of America (USA) had implemented the policy “The Housing Act of 1949”(Maybank, 1949) and (Martinez, 2000) which contained a large scale of urban renewal projects to provide federal financing for slum clearance and to offer lands to private enterprise development. However, (Bartlett and Quine, 1987)study shows the projects ended in unsatisfied participation owing to the inadequate prospect of short-term benefits to the regions this lead revisions to “The Housing Act of 1954” (Flanagan, 1997), under the section of “Slum Clearance and Urban Renewal”, the project had been redesigned in the basis for comprehensive and city-wide social and economic revival. Nevertheless, the proposals were too clumsy and costly

In **United Kingdom (UK)** as (Couch, 1990) forwarded in his study during the period of urban reconstruction in 1940s to 1950s, UK government had emphasized on replacing the physical problems of the past and improving the housing and living standards in the older areas

Several adjustments to the urban policy were made to adopt a more participatory and decentralized approach during the 1960s to 1970s and this leads to the shift of urban policy focused more on the social improvement and urban renewal, and from a local and site level to regional levels. The UK of

In 1980s, experience shows that there was emphasis on public private partnership during the whole urban redevelopment process rather than just relied on the central state. And Also in 1990s, the concept of sustainable development was introduced to the UK urban redevelopment approach. With this concept, redevelopment projects in UK cities did not only have to co-ordinate the physical, social and economic aspects, but also the environmental objectives.

The other Far East Asian experience of **India** shows quite large improvements have been registered, the experiences in Delhi continue to provide a reasonable degree of worrying evidence that city authorities in general persistently underestimate the potential negative impact that relocations can have on the livelihoods of urban poor communities. According to (Merrill and Suri, 2007) urban renewal in Indian cities has three components: conservation, rehabilitation and redevelopment. This showed that wholesale slum clearance is not considered as a solution for urban problems prevailing in Indian cities; rather, a combination of different interventions including slum improvement, preservation of existing stocks through public maintenance and selective slum clearance are pursued to address problems associated with urban dilapidation.

The other East Asian Hong Kong experience of urban renewal and implementation problems research had been conducted by (Chan and Lee 2008a, 2008b,) in the field of urban redevelopment in for years. Their works have a great contribution of the urban design of sustainable urban renewal projects in the perspectives of economic, social, and the environment

.According to their view of a comprehensive evaluation of current urban redevelopment approach at a macro-level is still missing, stated by the Hong Kong government, the urban redevelopment was entering into a new stage it is time to have a review on the urban regeneration approach in Hong Kong by looking at its problems and comparing the approach with other countries launch its own approach.

Finally the African experience as it was studied by (Thwala, 2006) the aim of urban renewal in Alexandria City Labour-intensive infrastructure development programmes have indeed helped create employment and generate new demands for manufactured goods According to his review, Alexandria, one of the cities with renewal problems, had an estimated 34,000 informal houses. The estimated budget for the Alexandria Renewal Project was Rand 1.3 billion over the life of the plan.

The desired outcomes for the Alexandria Renewal were stimulating income-generating opportunities, providing services, creating a safe and secure environment, sufficient policing, criminal justice and emergency services. It is also providing and ensuring the maintenance of local government, creating a clean living environment, providing a choice of sustainable and affordable housing with secure tenure and creating a healthy, empowered, self-sustaining community with access to integrated and effective social services. But after the seven year implementation of the project period, a review of the jobs created by the project at the end of 2006 showed that only 22 % of the promised numbers of jobs were realized

2.2.2. The Urban Renewal Situation in Addis Ababa.

I. The Beginning of the urban renewal in Addis Ababa City Government

Researches indicate that the magnitude of slums in Ethiopia is one of the highest in the world. The revised Addis Ababa City Development Plan and the Millennium Development Goals Needs Assessment Study asserted that 80 % of the housing in Addis Ababa is slum (ORAAMP, 2001) the situation in the other urban Center. Researches indicate that the magnitude of slums in Ethiopia is one of the highest in the world. The revised Addis Ababa City Development Plan and the Millennium Development Goals Needs Assessment Study asserted that 80 % of the housing in Addis Ababa is slum (ORAAMP, 2001; Solomon, et al. 2004). The situation in the other urban centers of the country is not different from the capital (CSA, 2005, 2007). centers is not different from the capital (CSA, 2005, 2007).

Following the fall of socialist regime and the introduction of mixed economy system in 1991, Addis Ababa went through dynamic changes in all social, economic and political spheres. Out of these changes, the introduction of private investment is the prominent one followed by intensive inner-city redevelopment projects.

The Sheraton Addis and Economic Commission for Africa (ECA) redevelopment project are the prominent one. The former project was undertaken to construct the five star Sheraton Addis hotel. The relocation started in 1992 and most of the people were relocated in the years later while there were few people moving each year. In the process, 707 households were relocated. In this project, the whole

process was managed and financed by the developer. The developer made agreement with Addis Ababa city government to construct relocation houses in the given plot and to relocate the people, (Lishan Seyoum,2010).

In this redevelopment project the residents were informed to leave the area, there was no any participatory mechanism in the process (Ashenafi Gossaye, 2008). The relocation has improved the housing condition of the former slum dwellers; however, it resulted in unemployment and reduction in income in many relocated households (Lishan Seyoum 2010).

The second most important inner-city redevelopment is the Cassanchis inner-city redevelopment, which covers 150 hectares of land and implemented after the development of the Addis Ababa ten years City Development Plan (Mesay Tefera, 2008). The major aim of the project was to create an international city center where commercial and business activities prevail. There was no resident participation in the process of developing local land development Program (LLDP) and the emphasis of the project was centered on clearing the site and relocation of residents to the expansion sites (Mesay Tefera, 2008). The LLDP of the site was developed after the residents were relocated to the expansion areas. These two cases shows inner-city redevelopment recent experience in Addis was highly motivated by private investment and did not gave room for affected group participation in the process.

The other city renewal and developments areas are Dembel City center, Tekekle Haimonot and the Ethiopian big commercial center Merkato. In Denbel center, people were relocated without their consent where as in Tekele Haimanot and Merkato Business centers who legally rented house from Kebele and Housing agency have given opportunities to organize themselves in private limited company to construct the business centers and to remove slums.

In some urban renewal of developed countries, there are possibilities for maintaining the central area buildings, upgrading and re-using them for better functions. The same is true with the already existing infrastructure. In the Ethiopian context, renewal may not have the comfort of retaining the existing structures and infrastructure network, except for some few historical buildings (Mesay Tefera, 2008). Most of the inner city buildings and infrastructure networks have physically deteriorated and are unfit for living and working.

Though there were some renewal and upgrading attempts in Ethiopian urban centers, urban renewal/upgrading on a wider scale as a major urban development policy instrument is a relatively recent phenomenon with the launching of Integrated House Development Program (IHDP) and the growing attention of the government to urban development, the initiative has been extended to cover wider localities of Addis Ababa and other secondary cities in the country with more vigorously , especially during the last five years.

II. Urban renewal situation in Arada Sub-City

Arada is one of the central area sub-cities in Addis Ababa and is considered as the center of the historical foundation of the city. The sub-city is subdivided into 10 *woredas*. Most of the buildings and structures are old and dilapidated, with little basic services and infrastructure. According to the Addis Ababa Master Plan study (ORAAMP, 2002), an urban renewal programme is considered indispensable and vital for the rehabilitation and development of Arada Sub-City. As part of the Master Plan Revision, Local Development Plans (LDPs) were prepared to assist the development of the sub-city.

The implementation of the programme required the active participation and involvement of different groups of society, residents, investors and other stakeholders – to integrate efforts. The need for such an integrated programme was recognized in 2003 and important steps and decisions were taken in the preparatory and pre-implementation phase. To make the programme successful, orientation and training programmes were conducted for residents and employees of the sub-city.

Following the introduction of the BPR (Business Process Reengineering) in the sub-city, actions were taken to implement the Arada Urban Renewal Programme. The programme includes the following project areas: Basha Wolde Chilot and Parliament Area Project Covers more than 45 hectares of land and the urban renewal project has been partially implemented during the last five years.

As a result of clearance of rights-of-way for the arterial road from Parliament to Merkato through Irri Bekentu, many businesses have been evicted (mainly butcheries, bars and restaurants). Because of the eviction process 1,295 housing units (953 public and 342 private) have been demolished. Compensation, demolition of houses and preparation of new plots of land, and other related activities are still underway.

The other was Sheraton Area Expansion Project that the project is located in *woreda* 15/16 (former *woreda* 14 *kebele* 22) and covers an area of 15 hectares. Totally, 1,303 housing units (998 public and 305 private) have been demolished. There is a requirement of 655 houses for the relocated community who will be provided with flats in the condominiums.

2.2.3. Ethiopian social Institutions and their role

The expansion of the iddir in urban areas is perhaps associated with growing social insecurity. It has been observed that in Addis Ababa, iddir has been growing at a fast rate. According to (Seble, 1986) out of total residents in Addis Ababa, more than half households were members of iddirs. The functions of iddirs are not limited to the provision of insurance and psychological support for members; iddirs are often involved in community development programmes such as in construction of roads and schools, as well as installation of public utilities (Damen 2000).

These two socio-economic traditions are informal, bottom-up, and widely practiced among and embraced by Ethiopians across linguistic, religious, or ethnic backgrounds. Iddir, in fact, is becoming a critical source of social stability at a time when deaths from HIV/AIDS or other illnesses are increasing at an alarming rate. (Alula and Damen, 2000). These dynamic, people-oriented associations are often either ignored or not given proper attention by the state or the educated elite with regard to social or economic development. In fact, it is because of such traditional associations that our society remains stable and cohesive.

Iddir in particular in urban areas, has several functions other than the often-disapproved after-death services. There are *iddirs* which provide medical insurance (such provision covers a fraction of total expense). (Damen 2003) further pointed out that “*iddirs* are used as the bank of the poor (credit scheme associations) in times of emergencies such as sickness, wedding ceremonies, renovation of houses, etc.”

Senbetie and Mahber are associated with Orthodox Christianity. Each is a membership association and involves members contributing to a common fund, upon which individuals can then draw people. Absent themselves from a funeral is regarded as a serious offence.

Both the Mahber and the Senbetie are described as being practiced "for the salvation of the soul": "The Mahber feast is prepared and eaten at the home of the member (Dejene Aredo 2003)_. Twelve persons who have the same patron saint will form a Mahber and celebrate the day once a year by taking turns and preparing the feast for

three or four days"; "the Senbetie can have 20-100 members who may be spouses, neighbors, and they eat the feast at church every month or year depending on your turn" . Mention is also made of the Muslim community activity of Tertim, where people come together for daily worship in the mosque and a communal breakfast

CHAPTRE THREE

DATA PRSENTATION, MAJOR FINDINGS AND ANALISIS

This chapter presents the data collected from primary and secondary sources relating to research subjects on development projects in the study area. Development objectives and missions of the development programs are presented and then the collected data is interpreted and analyzed to identify major findings to meet the basic research questions.

3.1. Background of the study Area

3.1.1. Addis Ababa City Administration over View

As it is well known, Addis Ababa, the capital of Ethiopia, was founded in 1887 at the site of Filwoha hot springs by Emperor Menelik II and his wife Empress Taitu, and given the name Addis Ababa; Amharic term equivalent to ``new flower``. Addis Ababa is located in central high lands at an average altitude of 2400 meters above sea level covering 54000 hectar of land (Ezana Haddis , 2011). The elevation within the city ranges between 2300 meters at St. Joseph Church and 2900 meters above sea level at Entoto area. With this position, Addis Ababa ranks the fourth highest capital city in the world (Tesfaye Tafese, 1986).

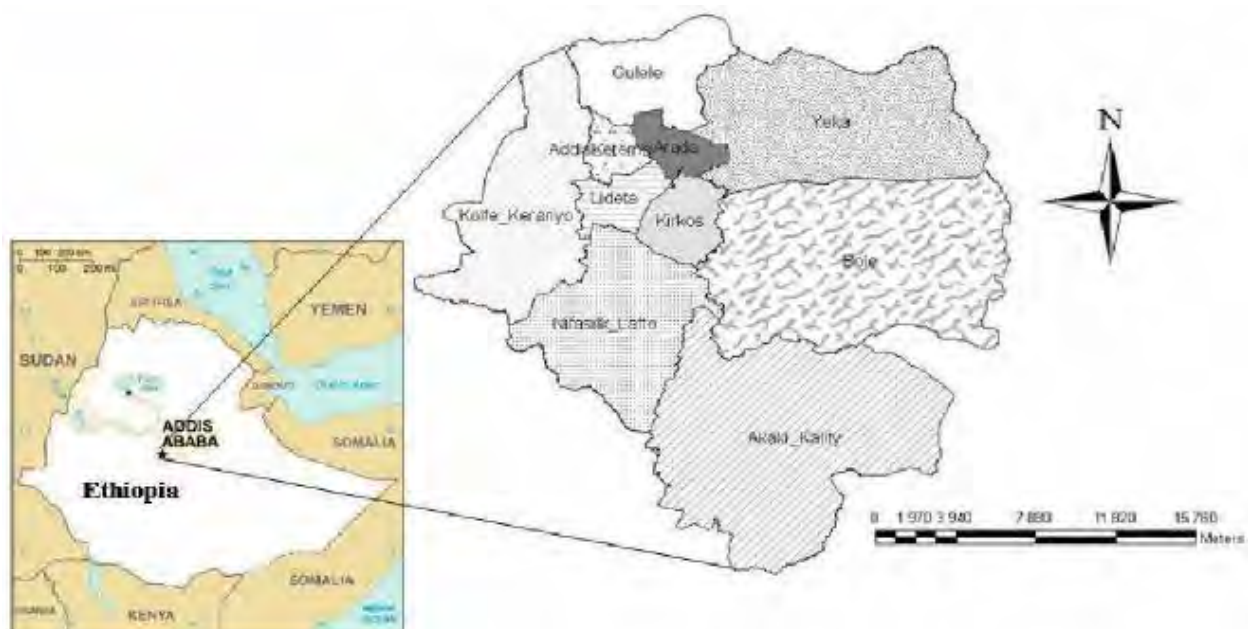
According to (Mekete Belachew, 1997) in 1920s the area of the city was (33km²); in 1990(518km²) and in 1994(530.21km²). In this case, between 1920s and 1990s the city has grown nearly 16 fold. The spatial distribution of population in the city shows about 98.7% live in urban areas while 1.3% lives in rural (UNCHS-Habitat, 2000). The density of population in urban areas is 7008 per km² while it is 121 persons per km² in rural areas (Meazash Yenoineshet, 2007).

Addis Ababa has shown different administrative organization, even after Ethiopian People's Revolutionary Democratic Front (EPRDF) came to power. Before the 2002 reform, the city was structured into six zones, which were further sub-divided into 28 Weredas, which were in turn divided into 328 Kebeles. After the reform, the administrative structure has been condensed. The previous Weredas were renamed and reduced to ten Sub-Cities. At the same time, the number of Kebeles was reduced to 203.

Three years later, the number of Kebeles was minimized to 99 till July 2010 when they have been again reorganized into 116 Weredas. The reshuffle has been made for empowering the sub-cities as well as Kebele level administrations to provide efficient, effective and inclusive municipal services, which in turn decisively help to measure governance quality.

(UN-Habitat 2008) argues that development based capacities are not yet created at the Kebele level, and sub-cities are not empowered to prepare more adequate regulations, as these prerogatives are restricted to the City-Administration level. It adds that, comprehensive and well prepared plan, coordination among different government organs, institutional facilities and a tendency of downward accountability are not in place.

Picture 1 - The Map of Addis Ababa Administration



Source; Arada Sub-City Land Management Office

3.1.2. The Project Study Area profile

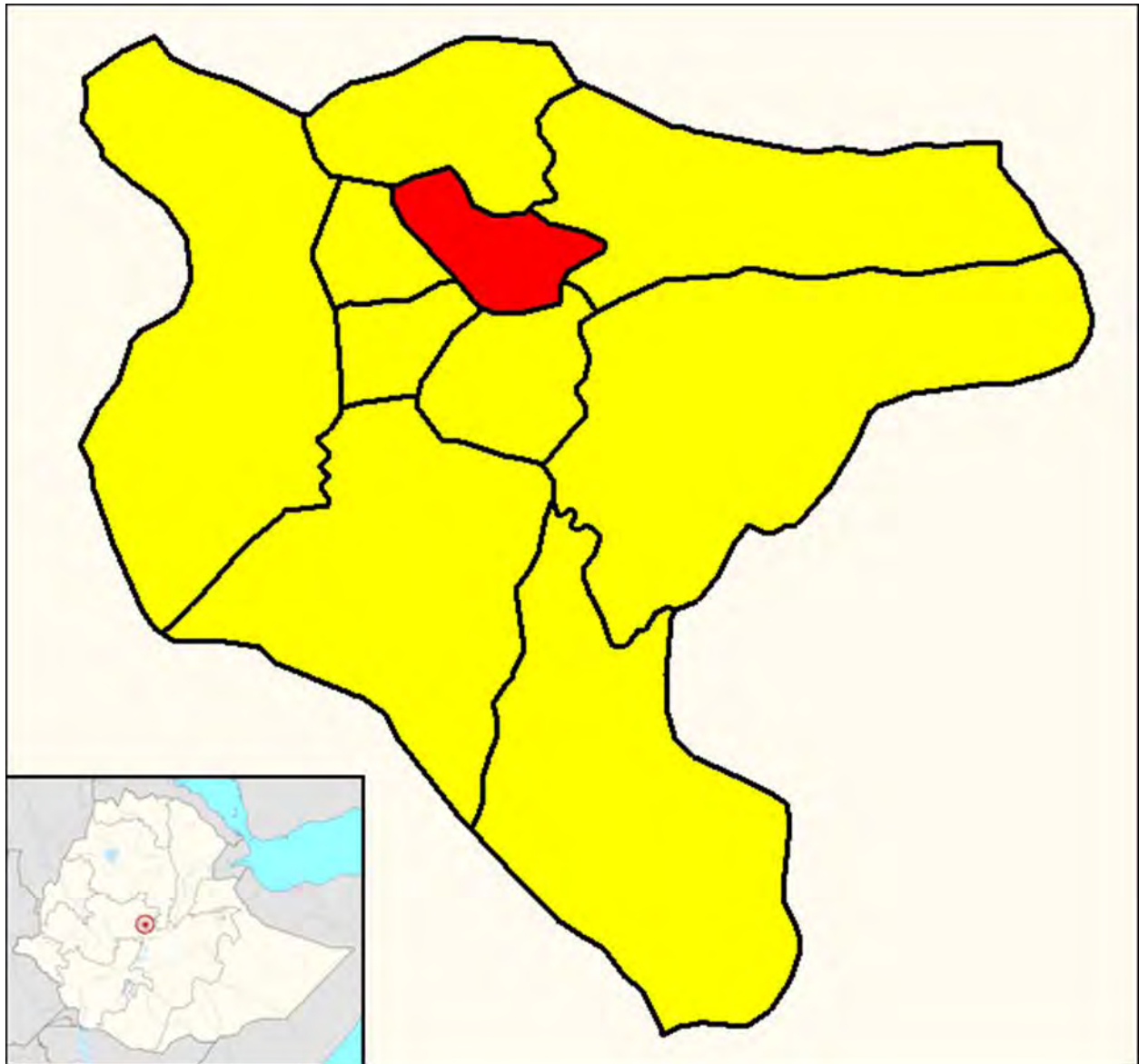
The study area Arada Sub-City is one of the central area sub-cities in Addis Ababa and is considered as the center of the historical foundation of the city. The Sub-City is subdivided into 10 *woredas*. Most of the buildings and structures are old and dilapidated, with little basic services and infrastructure.

According to the Addis Ababa Master Plan study (ORAAMP, 2002), an urban renewal programme is considered indispensable and vital for the rehabilitation and development of Arada Sub-City. As part of the Master Plan Revision, Local Development Plans (LDPs) were prepared to assist the development of the sub-city.

As a result, the city has shown massive planning changes that have affected its physical and socio-economic dimensions of the dwellers. Especially, the problem of inner city deterioration is receiving a steadily growing attention from urban planners. Hence, sustainability which recognized the interdependence of environmental, economic and social equity, in practice, is remained under question. Arada Sub-City parts are among the deteriorated areas in Addis Ababa and Basha Wolde Chilot one and two were more deteriorated than others. The study area Basha Woldechilot 1 and 2 is situated in woreda 9 (new) and previous Woreda 14 Kebele 12, 13, and 17 it covers 39 hectares.

Picture 2. Addis Ababa Map Showing Arada Sub-City

Addis Ababa City- Map; The Red color indicates Arada Sub City



Source: Arada Sub-City Land Management Office

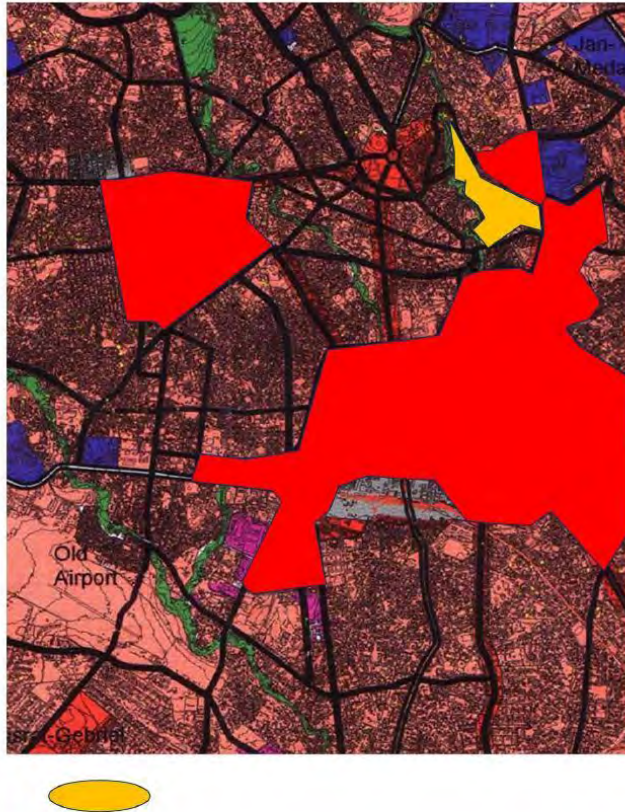
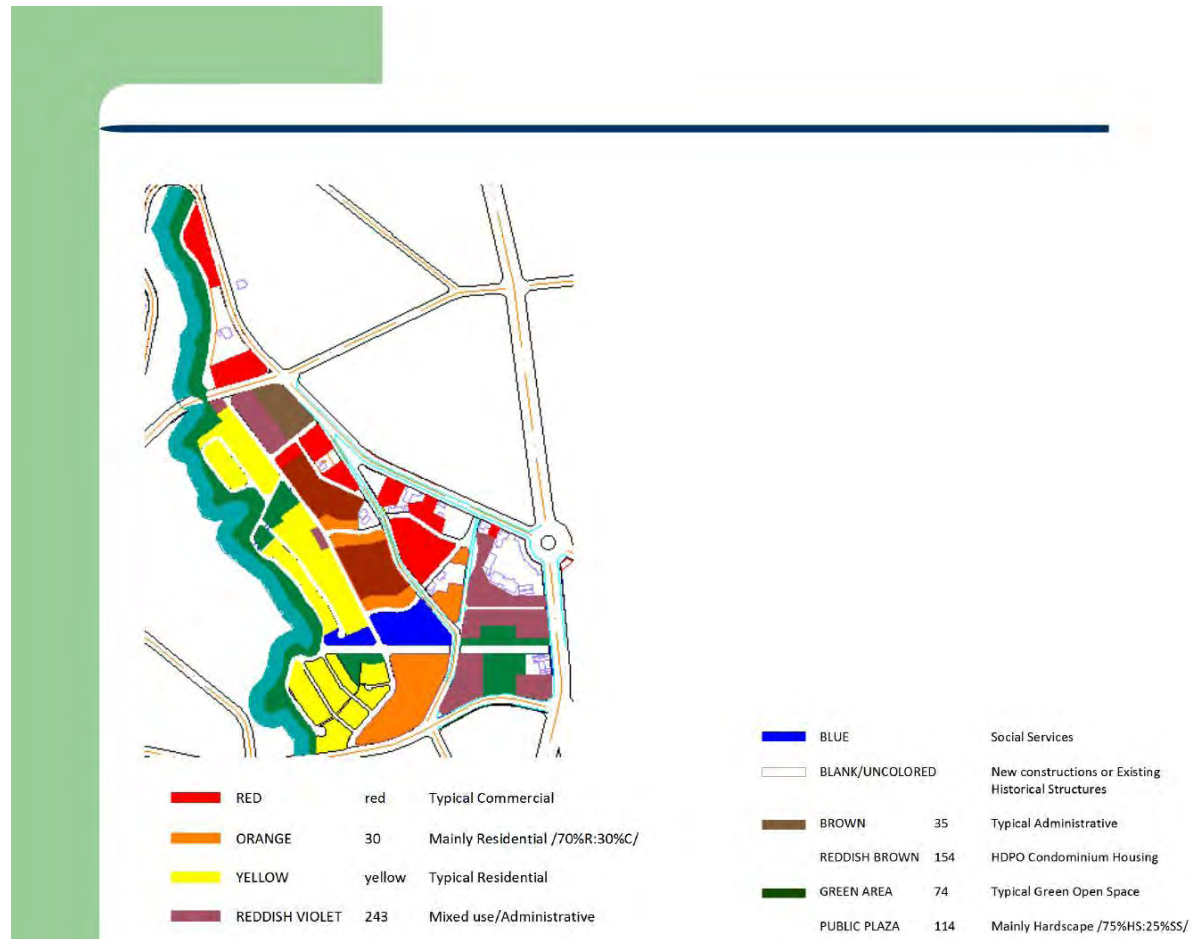


Figure 3 Arada Sub-City Project Areas

Picture 3 Basha Woldechilot One



Source; Arada Sub-City Land Management Office

3.1.3. Population Condition of Addis Ababa

It is estimated that the population of Addis Ababa City will continue to rise, reaching 12 million in 2024 due to natural growth, the migratory movement from rural areas and other urban areas towards the city (UN-HABITAT, 2008).

The city has experienced a highly accelerated population from 443,728 in 1961 to 1,423,111 in 1984 and 2,112,737 in 1994 (Minwyelet Melese, 2005) cited in (Misikir Getachew, 2014). According to (CSA, 2007) the total population of the city is estimated to be 2,739,551. Currently the estimated population of the city is expected to 4.2 million (UN-Habitat, 2008). The city has become crowded due

to population increase through time. According to (Shishy Mahari, 2001) cited in (Miskir Getachew, 2014) population growth happened due to the natural and socio- economical events.

The need of daily laborers in booming construction sector, small business shoe polishing, lottery peddlers and carriage services were among the major ones that attracted laborers from the countryside. Additionally, high income investment individuals and groups are also attracted to the city from different regions to invest and do business and search of better and modern facility to their families and for better security.

Natural birth rate within existing city dwellers also contributed to 50.4% of the increase of population in the city; (UN-HABITAT, 2008). The main reason for high migration to the city is socio-economic reasons encountered by rural dwellers where by, search for jobs, which according to studies (on those who lived for less than five years), ranked highest with 35.44% (Meazash Yenoineshet, 2007).

Addis Ababa being the largest and developed city naturally attracts increasing number of migrants. Therefore, unlike other urban areas in Ethiopia, urban-urban and rural urban migration is significant in Addis Ababa. This suggests that the city needs due attention relatively more than other urban areas of the country, especially, for urban planners and policy makers to take into account issues of migration, security and employment opportunity.

The reasons mentioned above need urban renewal development strategy as a prime agenda for the city government to change the old shanty city corner, slums and dirt areas from the center of the city. Urban renewal development strategy is designed to attract investment, commerce, erect condominiums and provide better infrastructure facility. This cannot happen without relocating and displacing people from their living area to other area. Another factor for this forced displacement is the need for the renewal of the city emanating from unplanned structure and slum areas (Meazash Yenoineshet, 2007).

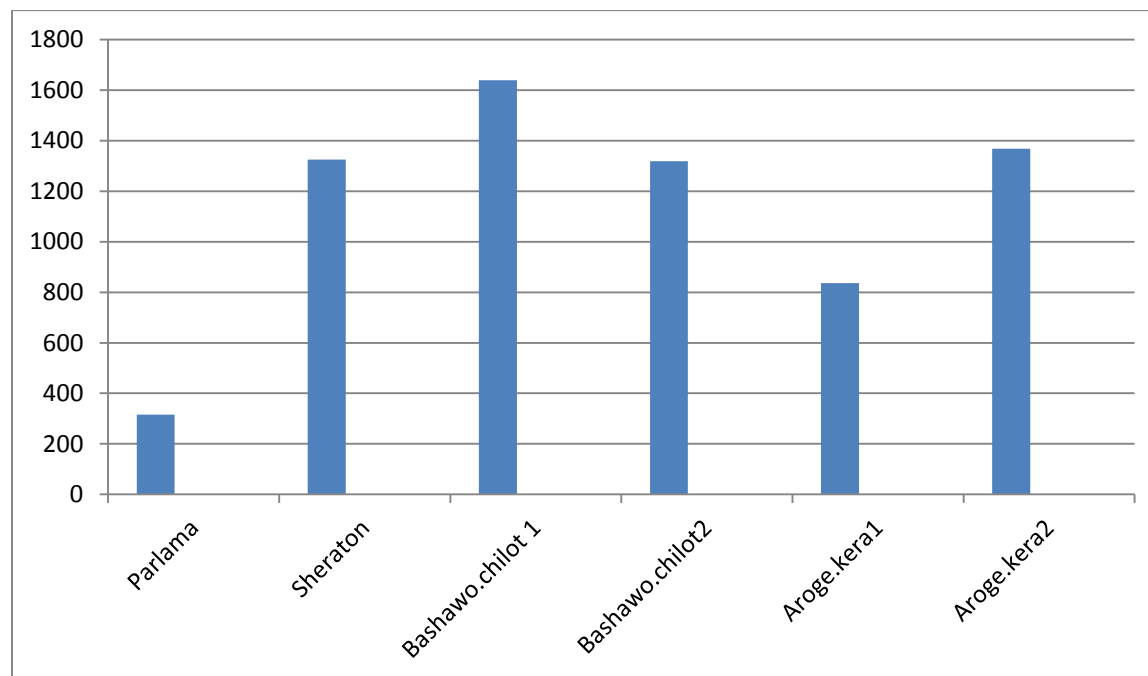
3.1.4. Land Needed for Redevelopment and Relocated Households in Arada Sub-City

In the Arada Sub-City, total of 7573 households' heads are relocated in different projects sites from 2001 etc._2009 etc. Out these relocated households, 2959 households were relocated to different project sites from Basha Wolde Chilot one and two, (see the tables below).

Table 1: Land Needed and Relocated Houses in Arada Sub-City

Demolished Houses	Dejach Wube	Basha Woldechilot Expansion		Sheraton Expansion Area	Parlama Expansion area	Old Kera Expansion area	
		Number 1	Number 2			Old Kera 1	Old kera 2
	12 hectare 950 people or 84% relocated 152 are remaining	25 hectare 1640 100%	14 hectare with relocated 1319 100%	17 hectare 1325 people relocated 100%	4 hectare 319 people relocated 100%	10 hectare 729 Households 88% 108 households remaining	8 hectare 77% 312 houses are remaining

Source: Arada Sub-City Land Management Office 2009 etc.



Source: Arada Sub-City Land Management Office 2009 etc.

From the above data for seven projects, the land area needed for redevelopment program was 80 hectares; from these the two Basha WoldeChilot project 1 and 2 areas constitute 39 hectares (48.75%) of the total.

3.2. Data Presentation and Analysis

3.2.1. Informants and respondents' response to the relocation and compensation guideline of Addis Ababa City Council and the impacts on social institution

The response collected from the respondents about their view of No.19/2006 guideline section two subsection one article five and 18 . The practical implementation shows relocation development project guidelines is the one that can help the relocated population revive and motivate themselves to fit into the development strategy rather than making them think that they have been victimized by forced eviction. The communities also have their own laws to support each other, through common values, attitudes, promoting stable coexistence. Unfortunately, the development projects in Arada Sub-City could not see and exploit these features.

- ❖ woreda representatives and 75% of proposed relocated community to meet and jointly discuss about the development project
- ❖ the relocated people to elect their observers
- ❖ memorandum of understanding to be signed between the elected observers by the community members of those relocated and the House Renewal Management Agency
- ❖ Observers to be present on the collection of information and data in the field.

Therefore, response from the respondents and informants relating to the question on the article five, the Urban Renewal Bureau and as well as City Administration did not recognize or take into account the social institution implication in urban renewal and development strategy.

According to the Benefit of People Compensation for properties and land 2014(2006 etc) guide lines, Koeing (2002) cited in Miskir (2014), several development projects are planned with assumption that their benefit would drop down from target groups to the rest of the population.

But the benefit was not communicated with the people in required level. Additionally, the relocated community also fails to act on its own to actively participate in the relocation program. According to one informant, repeated calls for community meetings were failed to meet the required quorum.

Furthermore, the Addis Ababa City Administration, Arada Sub-City Administration and Arat Kilo Woreda different level hierarchies have neglected involving the existing Ethiopian Social Institutions and Cultural Values of Idirs, Equib, sebeca qubaie, messiged mahibers and social help groups. The city, sub-city, and Woreda Councils tried to contact the community through their institution but most meeting were unsuccessful. According to respondents from the community, the invitations from the city, sub-city and Woreda were selective, not inclusive. This prevented effective information sharing and partnership.

According to article 18 of the guideline on the compensation for land of Iddirs says if the Iddir members of the demolished or relocated community greater than 50 %, the iddir land shall be allocated same amount of land in the new relocated area. According to article 18 sub article three the guideline says it is good for beneficiaries but this was not implemented because the following factors;

- i. The relocated community were not relocated to one common place but relocated to different sites.
- ii. The community lives in different ownership of houses that belong to kebele, Housing Agency and private ownership. Kebele and Housing Agency have only one option to choose condominiums houses whereas the private house holders have two choices; one is to get compensation and go to condominium houses and second option was to take compensation and get land because of this people did not to go the same site.
- iii. The third factor was those unable to pay condominium down payment look for other kebele houses.
- iv. The fourth factor as noticed from the informant interview was that the people who got condominium houses do not live there, but they rented their condominium and live in other low cost houses or transferred ownership to others.

These scenarios lead to dispersal of social institution members away from their institutions and they also missed the opportunity to get land as compensation because they could not retain their iddir membership above 50%.

3.2.2. Questionnaire Distributed, Collected and Interview Conducted

Table 2: Data Collected about Social Institution from relocated community sites

Relocated site information	Data found through question	Unreturned Questioner	distributed Questioner
Ayat/Summit	26	1	27
Jemo site 1 and 2	24	4	28
Total	50	5	55

Source: Own Survey 2017

This structured questionnaire was given out to 55 respondents, of these 50 were returned, so that the total number of questionnaire which was analyzed were 90% of the total, and Five informant(2 from the government offices and 3 from relocated community) interview were conducted.

3.2.3. Demographic Features of Respondents

This section of research tries to describe the general characteristics of the respondents. The data was gathered through structured and semi-structured questionnaire from relocated residents of Arad Sub-City from 2009-2017 key interview were also conducted with two Arada sub city government officials and an individual from former residents

3.2.3.1; Respondents Age groups

Table 3: Age of Respondents

Age Group	Ayat/Summit	Jemo 1 and2	Total	Percentage
Above 60	12	6	18	36
40-60	10	10	20	40
Less than 40	4	8	12	24
Total	26	24	50	100

Source: Own Survey 2017

This table shows that most respondents are from the 40 and above age group (76%), this means that the response to the survey is primarily from residents who have long affiliation with the social institutions and are also actively involved in the activities of social institutions.

According to the informant interview of Arada Sub-City officials, it was confirmed that the elderly people raised the issue of their iddirs with regard to their burial service place, mahiber and their friendship, neighborhood ties that have developed through long stay in the area and bondage in marriage. Some of them said they lived in the area more than 70 years and relocation for them meant breaking of their bondage and welfare support from the previous community.

3.2.3.2. Social Status of Respondents

Table 4; Marital Status of Respondents

Marital Status	Ayat/Summit	Jemo 1 and2	Total	Percentage
Married	12	13	25	50
Single	8	7	15	30
Divorced	6	4	10	20
Total	26	24	50	100

Source: Own Survey 2017

The Marital status of respondents are; married- 50%, single- 30%, and divorced- 20 %.

The data above shows half of respondents (50%) relocated are married. Whereas single and divorced constituted 50% and all live together with their family decedents. Mostly married people they need to join social institutions to get support because of their extended family commitments including commitments related to single or divorced relatives residing with them.

3.2.3.3. Educational Background,l

Table 5: Educational qualification of Respondents

Education qualification	Ayat/Summit	Jemo 1 and2	Total	Percentage
Illiterate	4	2	6	12
Write and Read	10	4	14	28
Less than12 Grade	6	12	18	36
Certificate	3	4	7	14
Professional	3	2	5	8
Total	26	24	50	100

Source: Own Survey

The data shows majority of respondents are able to write and read (88%) that means they can, listen, interpret, understand and give meaning to the situation. This data shows that 88% of the respondents clearly understood the questions asked in the questionnaire given to them and they gave the correct response towards the questions.

3.2.3.4. Religion of Respondents

Table 6: Religion of Respondents

Kind of Religion	Ayat/Summit	Jemo 1 and2	Total	Percentage
Orthodox	14	13	27	54
Protestant	5	3	8	16
Muslim	6	5	11	22
Other	1	3	4	8
Total	26	24	50	100

Source: Own Survey 2017

The Orthodox and Muslim religions were represented by 76 % of the relocated community. This shows the majority affected by relocation were from the two major religions. These two major religions are well known by their social organization in religious affairs, burial services and other communities help each other. Their relocation has created problem in their burial service and Iddirs. Their social institutions are unable to help them burial service, wedding, and religious functions due to relocation.

3.2.3.5. Nationality of Respondents Table 7; Nationality of Respondents

Kinds of Nationality	Ayat/Summit	Jemo 1 and2	Total	Percentage
Amhara	10	7	17	34
Oromo	7	6	13	26
Guraghe	7	7	14	28
Others	2	4	6	12
Total	26	24	50	100

Source: Own Survey 2017

The table shows that Amhara, Guraghe and Oromo represent 88% of the relocated community. This shows that the three national ethnic groups and their social institution were highly affected by the relocation. The City council lacks the participation and contribution these majority relocated nationals

and the social institutions linked to these nationals have lost cohesiveness and the ability to generate assistance to members, exposing them to social hardship.

3.2.3.6. Family Size of Respondents

Table 8: Family Size of Respondents

Family Size	Ayat/Summit	Jemo 1 and2	Total	Percentage
1	1	3	4	8
2-4	10	5	15	30
5-7	10	6	16	32
8 and above	5	10	15	30
Total	26	24	50	100

Source: Own Survey 2017

The table shows that 92% of the respondents have more than two family members and 62% have more than 5 members.

Especially families with members ranging from 2-8 and above are severely affected by the effect of relocation program on their social institutions. Social institutions offer assistance to all families irrespective of family size through uniform financial contributions irrespective of family household size (family of 8 members and a family of two members pay the same contributions) but the bigger family receives more share of assistance so the bigger family loses more benefit due to relocation.

3.2.3.7. Years lived in the Previous Location of Respondents

Table 9: Years lived in the Previous Location of Respondents

Years lived	Ayat/Summit	Jemo 1 and2	Total	Percentage
Less than 10 years	-	-	-	0
10-15	1		1	2
16-20	1	2	3	6
21-25	1	3	4	8
26-30	8	7	15	30
31-35	12	5	17	34
Above 35	3	7	10	20
Total	26	24	50	100

Source: Own Survey 2017

The table shows that 92% of respondents had been residing in the previous location for more than 21 years, out of which 84 % had been living therein for more than 26 years.

This shows that the community have stayed together for a long period of time created some kind of bondage and relationship by being membership to their iddrs, equib, sebeca qubae and community help groups.

3.2.4. Relocated community household membership in different social institutions

3.2.4.1. Membership in their previous residence

Table 10: Membership in different social institution

Types of Social Institution	Ayat/Summit	Jemo site 1 and 2	Total	%
Idir	26	24	50	100
Equib	15	14	29	58
Senbmete Mahiber, Messiged, sebeqa gu	14	12	26	52
Neighborhood Self-help	20	23	43	86
Total	75	73	148	

Source: Own Survey 2017

These collected data shows that respondents in Iddir, eqib, senbete mahiber mesiged and sebeqa qubaie and neighborhood self-help were 100%, 58%, 52%, and 86% respectively saving mechanism and individual interest involved to be a membership.

Though this survey it can be concluded that the community households in one or another way is a member in the above social institution. This membership was created as result of living together for a long time and establishing some form of social cohesion and bondage.

Table 11: Difference in Social Institution Membership after Relocation

Types of Social Institution	Previous Membership social institution in %	New membership of institution in %	Difference membership in %
Iddir	100	44	-56
Equip	58	0	-58
SenbeteMahiber, Messiged,sebeqa gubaei	52	28	-24
Neighborhood Self-help	56	16	-40

Source: Own survey

In this study, the researcher found that the relocated people have lost their long established social institutions that used to help them at a time of adversity. As it will be seen below, the relocated ones lived for many years at the former settlement and this helped them to know each other well and develop the culture of reciprocity, support and trust between them. However, they lost their social safety net following their relocation. One of informant explained:

“Previously, when I went to visit my family during Meskel (the celebration in Guraghe community), my home had been looked after by my neighbors. However, if I want to visit them now, I will not ask neighbors from new location to look after my home because I do not trust them since I do not know who they are most of them are new comers”.

Furthermore, the informant noted that in his previous settlement area, they used to support each other (self-help each other) in many respects. They had mutuality or reciprocity and support were manifested in child care, looking after homes when one had to go somewhere, information exchange, borrowing money, borrowing foodstuff, such as, *injera*, salt, *shiro*, *berbere*, and other home materials.

Another informant also noted that;

“Neighbors who had close intimacy had a tendency to call each other in coffee ceremony and during holidays, which in turn, contributed to share life experience and information from each other. We very rarely exchange greetings, let alone to call each other in times of holidays and coffee ceremony.....which is peculiar to our previous location”

With regard to traditional social institutions, all informants were members of *iddir*, but they rarely participated in *mehaber* and *iqub* in the former area. As it is well known, conventionally, *iddir*, *mehaber* and *iqub*, are known to play a significant role in providing burial, religious and saving services, respectively. According to informants, *iddir membership* was a mandatory, since it gives financial and social services at a time of death in a family.

According to other informant, the so- called men-iddir played significant role in preparing place of burial and accompanying funeral. Female- iddir, are more likely to give home-based services. In the new settlement, however, relocated people do not have access to these services from their former iddir due to the following reasons;. The first reason is that the former female- Iddir has been totally disintegrated due to the relocation of members into different household locations. Majority members are unable to establish new Iddir in the new locations due to financial difficulty. The other reason for

relocated people is they are unable to get meaningful services from their former male-iddir is that disintegration resulted in the dispersal of members to different locations.

Fortunately, some Iddirs have been able to continue giving financial support despite their relocation to different areas. However, relocated people more likely need to get burial services rather than financial resource.

According to an informant, in the new settlement area, relocated people were unable to join the existing men Iddir in the new location due to the high membership contribution. Accordingly, there were also people who did not take part in the establishment of the new Iddir because of lack of finance.

Another reason for declining number of membership is linked to lack of trust amongst relocated people due to unfamiliarity and absence of friendship bonds. This reduction in membership is displayed in table 11 above.

3.2.5. Relocated community awareness, participation, representation, invitation and reaction in implementation of urban renewal and development strategy

This research includes questions regarding respondents' awareness on the program of their feeling, reaction, participation, representation and invitation for decision making and their views to urban renewal development program improvement.

3.2.5.1. Awareness of respondent of urban renewal and development

Table 12:- Awareness of the urban renewal and development strategy of the government.

	Ayat/Summit	Jemo1 and2	total	Percentage
Yes	26	24	5	100
No	-	-	-	-
Total	26	24		100

Source: Own Survey 2017

The above table shows all respondents were aware of the urban renewal and development of the government in their vicinity, which generated discussions with in the social institutions on impact and

livelihood changes to their community resulting from development strategy plan implementation by government. These social institutions would have considered many scenarios and consequences on their function and well-being which would have benefited both their members and government project if they had been invited to be part of decision making process.

Means of Awareness

Table 13: Awareness Methods

Means of awareness	Ayat/Summit	Jemo 1 and	Total	Percentage %
Through mass orientation/meetings	12	8	20	30
Mass Media	16	14	30	45.5
Through Training	5	6	11	17
From friends	-	2	2	3
From neighbor	1		1	1.5
From reading books	1	1	2	3
Total	35	31	n66	100

Source: Own Survey 2017

The interview that was conducted with informants shows that communities were called to the meeting repeatedly but the required number of participators failed to attend meetings. Agency officials responded to interview claiming that they had invited all members' community but on the contrary, 70% of affected members claimed that they were not invited and got to know about the program through other means.

According to an informant from Arada Sub-city Administration, has no link or any records of the social institutions in the relocation areas but only manage and thereby register houses targeted for demolition along with registration of affected households. The respondent further added that "*traditional social institution such as idir iqub, mahiber sebeca qubaie youth or women and other association are organized and administered by the individual groups with in the affected areas.*" This survey shows that the authorities are ignorant of the communities' tradition as well as modern social institutions.

3.2.5.2. Participation representation and invitations in decision-making process in implementing urban renewal program

1. Level of Participation

Table 14: Participation in the decision-making process in implementation of urban renewal program

Kind of reaction	Ayat/Summit	Jemo 1 and2	Total	Percentage %
Yes	7	5	12	24
No	19	19	38	76
Total	26	24	50	100

Source: Own Survey 2017

The table above shows that majority of respondents (76%) did not participate in the urban renewal program decision making process. According to the urban management approach, the major objective of local governments is facilitating stakeholder involvement in decision-making and overall urban development (Dijk, 2008). Here it can be seen that respondents were stake holders as members of social institutions in the previous area of residence (Basha wolde Chilot 1 and 2) and their non-inclusion in the project decision making directly removed their contribution and recognition or participation in the project by their social institutions.

2. Benefit obtained from participation of decision-making process

Table 15: The benefit obtained from participation in decision making process.

Type of benefit obtained	Ayat/Summit	Jemo 1 and2	Total	Percentage %
Raise own/his need	3	2	5	41.7
Express own opinion	2	4	6	50.0
Created access to benefit package	1	-	1	8.3
Created opportunity to lively hood me	-	-	-	-
Total	6	6	12	100

Source: Own Survey 2017

As indicated by (Rowe, Frewer and Winter, 2000) in order to achieve genuine participatory process, stakeholders need to participate as early as possible to influence decisions rather than rubber stamping an already decided plan.

In this survey 5 out of 24 respondents who had participated on urban renewal decision program responded. When we see this from the angle of 50 respondents' response to the survey, the benefit for participation in decision-making was insignificant.

3.2.5.3. Community representation in decision-making

Table 16; Community's representation in decision-making process.

	Ayat/Summit	Jemo 1 and2	Total	Percentage %
Yes	12	11	23	46
No	14	13	27	54
Total	26	24	50	100

Source: Own Survey 2017

The figure above shows that 54% of relocated people have responded that they have no representative from their social institution in which they were a member and 46% have their own representative.

As (Enyedi, 2004) indicated community participation in decision-making is very successful in sharing information to them before decision-making helps for transparent dialogue.

The above data justifies that there was no enough communication and consultations between the city administration and the community as most of respondent are not aware of the decision and its impact on their lively hood and their social institutions.

1. Ways of representation during the meeting in kebele.

Table 17:-Ways of representation to the meetings of kebele.

Way of Representation	Ayat/Summit	Jemo 1 and2	Total	Percentage %
Through social institution	1	2	3	13
Through elected committee members	6	1	7	31
Through individual interest group	1	2	3	13
Through Kebele Administration	6	4	10	43
Total	14	9	23	100

Source: Own Survey 2017

As it was indicated by (Botes, van Rensburg, 2000) forwarded that a solution to solve the conflicts within the community, a true public participation and representations are a drive for community development.

The above data shows that the majority representation was through kebele administration (43%) followed by elected committee members (31%). Sadly, Social institutions and individual interest group jointly represents only 26%, which means that social institutions were not given fair chances to participate in the community discussions on the project

2. Invitation of social institution leaders to participate in urban renewal and development strategy decision making

Table 18: Invitation of social institution leaders to participate in urban renewal and development strategy decision making

Response	Ayat/Summitt	Jemo 1 and2	Total	Percentage %
Yes	10	7	17	34
No	16	17	33	66
Total	26	24	50	100

Source: Own Survey 2017

From the above data, 17 respondents or 34% from four social institution leaders were invited to the participation of decision making process where as 33 or 66% respondents responded as they were not invited by urban renewal authorities..

The leaders who participated responded that they discussed issues relating to city beatification, and slum removal. The importance of urban renewal development strategies including land leasing at high prices, providing land for investment, attracting foreign and local investors and providing condominium houses for locals in their own residential areas.

During their discussion Iddir, eqib, mahiber, senbete, mesegid and communities self-help issues were raised. The sub-city administration then promised if the member of demolished area Iddirs members are 50% and above, they will go to the same condominium sites, and their land shall be compensated for the response of demolished ones. But this promise was faced with problem as houses that were to be demolished were owned by kebele and Housing Agency and directly transferred to condominium houses. On the other hand, the private houses that had to be demolished had two options: one is to take their compensation & take condominium houses, and the second option is get compensation and get the land for the response of demolished one.

3.2.5.4. Reaction of the community about relocation during urban renewal and development implementation

Community reaction for their relocation

Table 19: Reaction to move from previous location

Kind of reaction	Ayat/Summit	Jemo 1 and2	Total	Percentage %
Agreed without objection	4	2	6	12
Objected but forced to leave	14	16	30	60
First objected but finally accepted	8	6	14	28
Total	26	24	50	100

Source: Own Survey 2017

The survey showed that only 12% of respondents had agreed to the relocation program without any objection. According to the official informant of Arada Sub-City,

“the community were invited for discussion on the urban renewal program repeatedly but the required number was never present. Those who present mainly objected to the relocation plans by raising issues like they lived in the area from 50-70 years, and they were members of effective iddir, iqub, community help each other. They claim that the relocation will break bondages, reduce source of income, and generate social problems linked to burial service ceremony and burial land, exposure to additional cost for transport, school fee and food stuffs”.

Therefore, the response from respondents and the informants show that communities were relocated without their will.

3.2.5.5. Reaction of the community to wards relocation policy

1. Happiness with Urban Renewal and Development Displacement Policy

Table 20: Happiness with Urban Renewal and Development Displacement Policy

	Ayat/Summit	Jemo 1and2	Total	Percentage %
Yes	6	11	17	34
No	20	13	33	66
Total	26	24	50	100

Source: Own Survey 2017

From the above table, we see that the 34 or 66% respondents were unhappy by urban renewal development and displacement policy and 17 or 34% were happy by urban renewal, development, and displacement policy.

According to the satisfied respondents, their former living area was in the slum and dirty, with no sanitation and sewerage. They added that their life style has changed and now have own houses and access to good roads and emergency medical services.

The unhappy respondents meanwhile claim that they were not given enough time for relocation of family and property, were disrupted from their social bondage, faced an increase in transport cost and school fee for children, disturbance to social connection of last 30-70 years with grown friends. They added that the condominiums were not distributed according to choice and family size, and they were forced to migrate to outskirts without their consent, claiming that government is not committed to its own promises to relocate in them in the original residential areas.

2. Time allotted for relocated people to prepare for dislocation

Table 21: Did you get enough time to prepare yourself for dislocation?

	Ayat/Samit	Jemo 1and2	Total	Percentage %
Yes	6	4	10	20
No	20	20	40	80
Total	26	24	50	100

Source: Own Survey 2017

The above table shows that 40 or 80% respondents were not given enough time to relocate and only 10 or 20% respondents were given enough time for relocation. This was an indicator that there was no enough communication between the community and city administration officials in urban renewal and development program.

The identified reasons were as follows;

- ❖ Council administration has coordination problems as they were unsure of the exact date of relocation and which led to demolition of house before the allocation of condominiums for relocation.
- ❖ Police officers who are responsible for security and guardian of the national law cooperated with the administration to demolish houses, because the woreda and kebele administrators do not implement the city guideline accordingly
- ❖ The kebele administrators prioritized land acquisitions and ignored community needs and issues.

3.2.6 The contribution of social institution members in urban renewal and development

1. Awareness created and convinced during meeting with the members of social institution

Table 22: Member of social institution convinced by authorities during awareness meeting

Members convinced	Ayat/Summit	Jemo land	Total	Percentage %
Yes	12	8	20	40
No	14	16	30	60
Total	26	24	50	100

Source: Own Survey 2017

From the table, we see that out of 50 respondents, only 20 or 40% were invited to attend awareness meetings by authorities. The majority (60%) respondents were not invited.

The interviews with official informants confirm that the members of social institutions were not invited since the authorities do not recognize them as legal representatives of relocated community.

But those who attended the meeting were informed by the authorities of the following relocation benefits;

- ❖ Relocated people will be provided with sufficient money to rent houses until they get condominium houses.
- ❖ Provide infrastructures such as road, electricity, clinic, condominiums to improve their style of life.
- ❖ Planned to build schools and other necessities in the condominium construction area
- ❖ Reasonable compensation will be given for demolished houses
- ❖ They were informed that relocation under urban renewal program was for the sake of national development and to change the image of country.

Those who responded negatively to the questionnaire gave the following reasons;

- ❖ The social institutions including iddir, equib, religious and social help and bondage issues would be lost,

- ❖ The authorities did not listen to them but only demanded that the community land is needed for redevelopment and they must urgently relocate, forcing the community to register, fill different forms at different times
- ❖ Scared the community by branding those oppose to the program as being anti-government and against city development plans.
- ❖ Some executives of the program do not have enough knowledge and understanding for the subject matter and are not prepared with right information when they come to contact community.

From the questionnaire above and from responses, it is clear that the Sub-City Administration is not well prepared to convince the community to attend the meeting and to encourage and empower the community to participate in the meetings without fear and the authorities failed to honor their promise of allocating condominiums to members in their own area.

2. Discussion held with social institution members before relocation.

Table 23; Discussions held by members of social institution before relocation.

	Ayat/Summit	Jemo 1and2	Total	Percentage %
Yes	15	10	25	50
No	11	14	25	50
n Total	26	24	50	100

Source: Own Survey 2017

From the table we see that 50% participated in their own meetings where as the other half did not.

For those that met to discuss the relocation identified the following issues;

- ❖ They discussed their issue but they did not view their interest for concerned body and the view remains with them

- ❖ Discussed about the fate of their social institution and how to continue bondage through iddir, senbete neighborhood help , how to repay the loans to equib, mahiber, Senbete and the way how to compensate for loss of properties.
- ❖ Discussed the benefit and disadvantages of redevelopment projects.

Members who did not conduct meetings gave the following reasons;

- ❖ Many previous meeting and discussion were made with woreda and kebele leaders, failed to provide positive feedback on their needs.
- ❖ Woreda and kebele did not allow them to call meeting and discuss their fate because they require meeting permits from the authorities.
- ❖ Community at that time were highly stressed by the uncertainty of their future and felt that discussion would have no value as result of past experience with authorities.

3.2.7. The urban renewal and development strategic impacts in social institution and livelihood.

3.2.7.1. The actual effect before implementation

Table 24: What was the effect of urban renewal development program before its actual implementation?

Impacts	Ayat/Summit	Jemo 1 and2	Total	%
Frustration due to lack of orientation	12	11	23	30
Inadequate attention from for social institution	18	14	32	44
Inadequate provision of time to relocate	3	6	9	12
Other	6	4	10	14
Total	39	35	74	100

Source: Own Survey 2017

The response indicate that lack of orientation and inadequate attention from authorities towards social institution resulted in 74% respondents being frustrated before the actual implementation of the program.

3.2.7.2. Respondents' evaluation of current condition after the implementation

Positive evaluation (Respondents);

- ❖ Establishment of good life style, good sanitation, water, and transferred to secure housing.
- ❖ Sense of house ownership and boost in confidence.
- ❖ Infrastructures are much better than the previous ones
- ❖ After relocation, social problems are not as anticipated due to lack of proper information and fear unknown.

Negative evaluation (respondents);

- ❖ Disruptions to activities of social institution like iddir, burial services, equib to cover our emergency and saving, mahiber for religious activities and neighbor help each other to solve common and individual problem.
- ❖ People came from different places and backgrounds difficult to communicate and to know each other because majority of dwellers are strangers who are tenants of owners of condominium
- ❖ Difficult to organize iddir in the new area, as it is costly and all are new comers.
- ❖ Difficult to communicate and understand with neighbors.
- ❖ Individualism is promoted in the new area where as the former areas promoted communal style of living.
- ❖ Individual business activities interrupted and effort to begin business in new location difficult due to high cost of rent.
- ❖ Transport cost and school fee increased
- ❖ Could not find school for children according to their income

3.2.7.3. Impacts Observed on social institution members in their social and cultural aspects

Table 25: Impacts Observed on Social Institution and Cultural aspect of community

Impacts	Ayat/Summit	Jemo 1 and	Total	Percentage %
Loss of mutual trust	20	10	30	35
Loss of Idir,equib,sebeca qubaie, mahib self-help each other	16	24	40	47
Disappointment and lead to migration	3	-	3	3
High competition for Job	5	8	13	15
Total	44	42	86	100

Source: Own Survey 2017

From the above data, loss of mutual trust (35%) and loss of Idir,equib,sebeca qubaie, mahiber and self-help each other benefits(47%) were the major impacts on relocated members of social institutions.

One of the informant from the city council during interview stated that the urban renewal authorities are not concerned about the role and function of social institutions in the wordeas and their job was only to register the demolished houses.

This shows that the authorities failed to adopt effective partnership with social institutions but they were neglected by woreda authorities and the organization responsible for the urban renewal and development strategy.

3.2.8. Respondent recommendations and suggestions

3.2.8.1. Suggestions on government and its representative in relation to displacement and resettlement for urban renewal program.

The following views and suggestions were obtained from the questionnaire;

1st. Deep study and research to be made about urban renewal and development agenda, this study should include the continuity of the existing community social set-up.

2nd. Prior discussions should be made with affected community, their social institution representatives, business men, NGOs, and authorities to generate inclusive ideas and promote research towards securing the best plan for urban renewal.

3rd. Governments construct condominiums based on prospective residents' level of income.

4th. Community compensations are to be paid, schools for children, medical centers, markets, water, electricity, roads and medical clinics etc. to be constructed before actual relocation of community.

3.2.8.2. Sought the opinion of respondents on whether the government and all communities need to integrate to review and redesign a new urban renewal development policy.

Table 26: Is there a need for government and all communities to come together to review and redevelop urban renewal policy?

Membership of social Institution	Ayat/Summit	Jemo land	Total	Percentage %
Yes	24	23	47	94
No	2	1	3	6
Total	26	24	50	100

Source: Own Survey 2017

Government and all communities to come together to review and redevelop urban renewal policy as indicated by (Botes, van Rensburg, 2000) in order to ease the conflicts between government and citizens, the government needs to implement true public participation precisely.

From the response received it was evident that the vast majority (94%) supported the idea of government integrating with the community to develop a new urban renewal development policy that would also capture their aspirations.

The affirmative reasons forwarded by the community were:

- ❖ Government has prime responsibility to plan for the nation and its people but it needs to include the participation of community to discuss and design the most effective and community friendly urban renewal development policy.
- ❖ Big buildings should be constructed in the center of the city not in the outskirts.

- ❖ The location of the government redevelopment plan should consider the community of existing social institutions and social bondages.
- ❖ The government must listen its people, since without the consent of people all plans will not have absolute credibility.
- ❖ The government to consider reducing cost to relocates during relocation program.

The above respondents' response and the interview made with informants justify the need for communities and the government come together to review, redevelop urban renewal policy. The current process that was implemented is not according to policies of government and not supported by strict follow-up and causal review. This oversight brings about damages of established social institutions.

3.2.8.3. Suggestions provided by the respondents through the questionnaire to improve programs relating to urban renewal and development projects were.

For this questionnaire, the respondents responded in more similar fashion to forward their suggestion and to create clarity of their response categorized in to two: the first one is suggestions provided to social institution and community involvement and second is to the planning and preparation of urban renewal program.

Suggestions provided to social institution and community involvement;

The respondents emphasized in their response social institution contribution and impacts rest upon them to be considered, enough time and opportunity for discussion to be given and treated in dignity. They strengthen their ideas that government to be a guardian of social institution, protect them from dispersing and disorganizing, understand the functions and roles of these institution, listen to their views, opportunity to elect their representative in woredas and encourage them to actively participate in woreda decision-making process. If the government relocates the social institution members and people know each other to the same area, it will exploit their participation, contribution in urban renewal and development program and minimize the negative impacts.

Suggestion provided to the planning and preparation of urban renewal program

The respondents suggested on improving of the existing planning of urban renewal and program by conducting thorough research, study on the importance and relevance of community social institutions, prior preparations to save the relocated people from additional costs such as transport and school fee, market availability, and the availability of employment. Redevelopment to be viable and acceptable by

the community relocation plan must be confined to the original area of residents and appropriate compensation should be given. They also further suggested that before demolishing and relocating community to outskirts, enough houses must be constructed and ready for occupation and family size to be considered during distribution of condominiums.

The above suggestions justify that the social institutions and their participation, contribution and impacts in urban renewal development needs to be considered or taken seriously by authorities before whatever developmental plans are designed and implemented. The consensus between the government and the affected group must be reached and this by itself prevents negative impacts on social institutions and its members.

3.2.8.4. The Major Reasons for Displacement and Recommendation as stated by respondents (questionnaire):

Reasons provided for displacement

- 70% respondents responded to the positive ways their reasons were to reconstruct the city on the basis of its master plan, to change the slums of wood and mud houses, keep the standard of city, give land for redevelopers, change the existing place to the commercial center, and to solve infrastructural and security problems.
- In contradiction, 30% of respondents have reacted negatively towards urban renewal and development strategy giving the following responses; intention to rob the public land without consent, officials to corrupt and misuse the government land for themselves and their family, sell the land for those who have access to the administration, destroy the existing social bondage and history linked to the places.

CHAPTER FOUR

Conclusions and Recommendations

4.1 Conclusions

This study investigated Urban Renewal and Development Strategy of the Implication for social Institutions in Arada Sub-City Baha Wolde Chilot 1 and 2 urban renewal development projects the social institution participation, contribution and impact observed during the impementation process.

As indicated in the study, Addis Ababa City Administration, Arada Sub-City Administration and Arat Kilo Woreda different level hierarchies have neglected involving the existing social institutions in their vicinity Iddirs ,Equib, Sebeca Gubaie, Messiged Mahibers and other social help groups in urban renewal and development program initiation and implementation . As study indicated the city, sub-city, and Woreda councils tried to contact the community ignoring their social institution but most meeting were unsuccessful and the invitations from the city, sub-city and Woreda were selective and not inclusive. This prevented effective information sharing and partnership. This showed that these social institutions are being neglected by authorities of sub-city, Woreda and the organization run urban renewal and development strategy.

It was also identified that, the studied community have perceived their previous location for their support advantage from their social institution but sadly due to relocation the social institution, namely iqub and iddir were terminated or dispersed and cannot help their members in burial and other social services.

The other social institution group Sebeca Qubae and Mahibers lost membership because of relocations leading to relocated people paying more money to join social institutions in the new area of resident and severing of their former communal bondage. In addition, the study identified that some relocated people were unable to join Iddir due to the high membership contribution. Another reason for reduced membership in social institution is that the new area is linked to lack of trust amongst relocated people due to unfamiliarity and absence of friendship bonds.

This study also showed that according to article 18 of the guideline on the compensation for land of Iddirs says if the Iddir members of the demolished or relocated community members greater than 50 %, the Iddir land shall be allocated same square meter of land in the new relocated area. But, community were not relocated to one common place but relocated to different sites.

This study also identified that before relocation and displacement, the traditional social institutions iddir, equib, mahiber, senbete and other social help group were not invited to participate and contribute to urban renewal development program of Arada Sub-City Basha Wolde Chilot 1 and 2. This resulted in the relocated people input into the urban renewal program being ignored defeating the principle of participation and transparency and because of this, the urban renewal development programme was not supportive.

The study further revealed that the practice adopted by Arad Sub-City urban renewal development authorities contradicted sound public management policies of the shift of big government administration and decision to the private sector or to the community in order to generate fruitful results and stability.

Finally these dynamic, people-oriented associations are often either ignored or not given proper attention by the state or the educated elite with regard to social or economic development. In fact, it is because of such traditional associations that our society remains stable and cohesive.

4.2. Recommendations

Taking in to account the study result, this section looks at ways in which social institution participation, contribution to sustainable urban renewal and development to be achieved and minimize negative impacts. In my view,

➤ **Continuity of existing social institutions should be enhanced:** this strategy would ensure community stability and cohesiveness, which is important to generate a secure and progressive community in new relocations. The services provided by social institutions including access to mutual help, iddir, iqub, senbete mhaiber and including goods exchange, borrowing opportunities and other informal support, would have had sustainability if the people had been relocated to the same area and also the social institutions and the community bondage are retained

➤ It is essential to involve the local community throughout decision making process of renewal projects. Hence, two major issues are quite indispensable. The first is that the community should be made aware of the renewal guidelines that allow them to participate effectively in a process. The second

is that community participation should be inclusive, and should have the ability to influence decisions, instead of simply involvement at meetings.

- Deep study and research to be made about urban renewal and development agenda, this study should include the continuity of the existing community social institutions.
- Top-down planning alone can never be successful in protecting the interests of the people below, in this case the displaced or relocated. At best, it is limited in its perspectives; at worst it is mired in corruption and administrative inefficiency. Planners will work consistently in the local interest only if locals keep consistent pressure on them to do so.
- Social institution must be registered in the respective Woreda councils and recognized as official representatives of its members, and their participation, contribution and impacts in urban renewal development needs to be considered or taken seriously by authorities before whatever developmental plans are designed and implemented.
- Social institutions to be well organized and established formally through constitution and adjoining code of ethics so that it can fulfill its obligations during consultations and negotiations with urban renewal authorities.

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6- Appendixes

Appendix 1 - Questioner Guide line

Addis Ababa University Department of Public Administration &

Development Studies

Urban Renewal and Development Strategy of the Ethiopian Government Implication for Social Institution In Arada Sub Sub-City

Questionnaire Guide Lines

Dear respondents

The aim of this questionnaire is to collect data for the research titled “Urban renewal and Development Strategy of the Ethiopian Government Implication for Social Institution in Arada Sub-City”. In this research the researcher tries to identify the contribution, level of participation in the planning and implementation stages of urban renewal, impacts, challenges and opportunities relating to relevant social institutions. The desired data, which is going to be collected, will be confidential and used only for research purpose. Respondents therefore, are humbly requested to provide me with reliable, accurate and sound responses to all the questions, as the quality of your response affects the outcome of the study.

Thank you in advance for your cooperation.

A. Background Characteristics

To be filled by household head. Fill the answer in the blank space or mark in the box.

Part One: Particular of the Respondents

- I. Sub City _____
- II. Woreda _____
- III. Respondent a.Age: _____ b. Sex: Male _____ Female: _____ c.. Marital Status:
Single _____ Married _____ Divorce _____ Widowed _____ Separated _____
- IV. 1.7. Religion: a. Orthodox _____ b. Protestant _____ c. Muslim _____ d. Others
Specify _____
- V. Ethnicity: a. Amhara _____ b. Oromo _____ c. Guraghe _____ d. Tigre _____
e. Others Specify _____
- VI. Level of education a. Illiterate _____ b. Read and write _____ c. Primary
(1-6) _____ d. J / Secondary (7-8) _____ e. High School (9-12)
_____ f. Tertiary (12 +) _____
- VII. Total members in the household: _____
- VIII. How long did you live at the previous place of residence? A. below 10 years _____ .B.
between 10-15 _____ C.15-20 _____ D.25-30 _____ E.30-35 _____ F.if others,
specify _____

Part Two : Topic related questions

2.1. Data collection from social institution

2.2.1. Participation in the urban renewal Strategy and City Development Initiatives

1. Are you aware of the urban renewal and development strategy of the government in your vicinity? Yes _____ or No _____
2. If yes, how? a. Through mass orientation ____ b. Through formal training or seminar ____
c. From mass media. D. From friend's e. From neighbors f. from reading books
3. What was your reaction when you were asked to move from your previous location? [Tick right answer]
a. Agreed without objection; _____ b. Objected and forced to leave; or _____
c. First objected but finally convinced to accept. _____ d. You are indifferent
4. Did you participate in the decision-making process in the implementation of urban renewal program? Yes _____ or No _____
5. If yes, what are the benefits you obtained from participating in decision making process?
(Multiple answers possible) ?
1. Raise own (his/her/ need

2. Express own (her/his) concern/ opinion
3. Created access to benefit packages
4. Created opportunity to livelihood means
6. Did you have your representative in decision making on urban renewal strategy?
Yes _____ or No _____
7. If yes, how was it represented?
 - a. Through local community institutions (Edir, Equib, Sebeca qubaie, Mahiber or Members of local community) ____
 - b. Through elected committee _____
 - c. Through individual interested group _____
 - d. Through Keble Administration _____
8. In implementation of Urban renewal Strategy, were social institutions of the locality invited to Participate in decision making decision making process Yes _____ No _____?
9. If yes what issues were raised and discussed to determine their future destination?

10. What do you think are the major reasons for displacement? List reasons: _____
11. Are you happy with the urban renewal displacement oriented development policy?
Yes ____ No ____
12. If yes explain why you are happy?

13. If no explain why you are not happy _____
14. What else do you think should be done to improve programs relating to urban renewal projects in Your area?

15. Did you get enough time to prepare yourself in case of dislocation? Yes ____ or No _____
16. If no why they did not give you enough time? _____

2.2.2. Contribution of social Institution in Urban Renewal Development Strategy

1. Before implementing urban renewal strategy you as member of a social institution in your previous living area were you requested and convinced by authorities to contribute your part for urban renewal development strategy? Yes _____ No _____
2. If yes what kind of convincing and awareness tasks were implemented? _____
3. If no what were the reasons _____
4. As a member of social institution in your previous location were you invited or requested by local councils to contribute your part? Yes _____ No _____
5. If yes what was your contribution

6. If no did you know the reason _____?
7. Did you participate in the planning & implementation of the relocation scheme? Yes____ or No_____
8. If yes? What was your contribution?

9. Did you consult your community before discussions with the urban renewal program owners?

2.2.3. Impacts of Urban renewal Development Strategy on Social Institutions and lively hood

1. What was the effect on the urban renewal development program you faced before it's actual implementation (multiple answers can be possible)? (Tick your answer or answers)
 - a. Frustration due to lack of orientation on where and how to live in urban settlement
 - b. Inadequate attention from the Administration for social institution
 - c. Inadequate provision of time to relocate from the existing residence
 - d. Others, specify _____
2. When you compare to the response to the question one how do you evaluate your current condition?

3. What impacts did you observe on the social institutions involved in urban renewal development strategy on their social and cultural aspects of the community?

- a. Loss of mutual trust and understanding among the members of the community
- b. Loss of Idir, equib, sebcagubaie (church membership), mahiber (associations).
- c. Disappointment of the members to the livelihood means change that leads to migration
- d. High competition for job

4. Were you a member of iddir, mahiber, equib, sebeca gubaie, church and Mosque associations, in the previous location? Yes _____ No _____

5. If yes, for number four what importance did they have to you and your family?

6. How about now? In which social institutions are you continuing your membership: list them

7. Please list the ones you have quitted _____

8. What kind of advantage you lost in the quitted ones on you?

9. What kind of advantage you gained on lost ones?

10. What are the impacts when you compare the continued with previous ones? _____

11. Are there new social institutions organized in your new current living area? Yes _____ No _____

12. If yes, please explain how the new social institutions deliver services for their member's

13 Did you contribute fee for social institution you were a member? Yes _____ No _____

14. Please list those social institution that you were contribute fee for them

15. Are you currently contributing for new social institution? Yes _____ No _____

16. If yes, for which new social institution you are contributing? Please list them:

17. What is the difference between the previous the new ones? _____

2.2.4. General Questions

1. What do you think ought to have taken care of by Government and its representatives in relation to displacement and resettlement for urban renewal programs? _____
2. How do you evaluate the new area compared to the former residence place? Please describe it thoroughly _____
3. Should the government and all communities come together to review and redesign a new urban renewal development policy? Yes _____ No _____
4. If yes , why? _____

Your kind cooperation is appreciated, thank you.

Appendix-2, Informant Interview Guide Line

For Key Informants

On the onset, it is my humble wish to thank you in advance for sacrificing your precious time to respond questions and discussions in my interview. The aim of the interview is to investigate problems related with the implication of social institutions, their participation, contribution and impact of urban renewal of relocated and displaced people. If you decide to help by participating in this study, all responses will be strictly confidential and nowhere in the study will your identity or your name be made known. Any information provided by you will be compiled in a summary data report thus protecting your identity

2.2. Key Informant Interview

1. Explain why the communities were relocated and displaced for urban renewal program?
2. How do you define urban renewal or understand the concept of urban renewal?
3. Do you keep a register of all the social institutions in your locality?
4. Can you please list them:
5. Do you understand the role of social institutions and their implication in urban renewal and development strategy?
6. Were the listed social institution invited to participate, contribute and justify the impacts of urban renewal in decision making process and how?

7. Were consultations and discussions, regarding the displacement held with the leaders of (especially, idir, equib, sebeca qubaie mehaber and mosque members) to keep the sustainability of urban renewal development program with the relocated or displaced? If yes, How?
8. From the question six and seven explain: what ideas were generated from them?
9. Do you have a guideline concerning the redevelopment programme? What it says about the relocated people? And how it is applied?
10. Does the government have a policy framework to keep the social cohesion in the new area, especially for redevelopment projects? If yes, please explain as to Who and How is the policy implemented?
11. Your work allows you to know well the local community than the higher officials, if so what was your role in decision making processes of relocation and displacement?
12. In your perception, how serious are the problems of displacement or relocation for urban renewal process?
13. What measures does your office take to alleviate the problem? Explain
14. Have you coordinated with other sub city and Kebele level authorities especially with the program of relocating the community? If No, why? If yes, can you tell me please in what way you did so?

Appendex-3 Amharic Version of questionnaire and Informant Interview

በአዲስ አበባ የኒቨርሰቲ የህዝብ አስተዳደርና ልማት ጥናት ክፍል የኢትዮጵያ መንግስት የከተማ መልሶ ማልማትና የዕድገት መርህ ግብር የማህበራዊ ተቋማት ዕይታ በአራዳ ክፍለ ከተማ

ቃለ መጠየቅ ለሚሞሉ የተዘጋጀ

ውድ ይህንን ቃለ መጠየቅ ለምትሞሉ!!

ይህ ቃለ መጠየቅ የተዘጋጀበት ዓላማ የኢትዮጵያ መንግስት የከተማ መልሶ ማልማትና የዕድገት መርህ ግብር የማህበራዊ ተቋማት ዕይታ በተመለከተ በአራዳ ክፍለ ከተማ ላይ ያተኮረ ሲሆን በዚህ ጥናት ውስጥ አጥኚው የማህበራዊ ተቋማት ለመልሶ ማልማቱ ያበረከቱትን አስተዋጾ፣ በዕቅድና በትግበራ ወቅት የተሳተፉዋቸውን ደረጃ፣መልሶ ማልማቱ የፈጠረባቸውን ተፅዕኖዎች መልካም አጋጣሚዎችን ለማወቅ ነው። የሚሰበሰበው መረጃ ሚስጥሩን የጠበቀና አገልግሎት ላይ የሚውለም ለጥናታዊ ስራ ብቻ ነው። ስለዚህ ለቀረቡት ጥያቄዎች ታላሚ፣ትክክለኛና ተቀባይነት ያለው መልስ እንዲሰጡኝ እየጠየቁሁ የሚሰጡት መልስም ለጥናቱ ጥራት ላይ አስተዋፅኦ ይኖረዋል።

ሀ-የኋላ መረጃዎች

ክፍል አንድ ቃለ መጠይቁን የሚሞላው ሰው መረጃዎች መልሱን በለው ክፍት ቦታ ይሙሉት

1.1. ክፍለ ከተማ _____ 1.2. ወረዳ _____

1.3. ቃለመጠይቁን የሚሞላው ሰው ጥሬ ሀቆች

- I. ቃለመጠይቁን የሚሞላው ሰው ሀ. ዕድሜ _____ ለ. ፆታ፡ውንድ _____ ሴት _____ ሐ. የጋብቻ ሁኔታ፡ ባለትዳር _____ ያለገባ የተፋታ-----
- II. ሐይማኖት፡ ሀ.ኦርቶዶክስ _____ ለ.ፕሮቴስታንት _____ ሐ. እስላም _____ መ.ሌላ ይገለጽ _____
- III. ብሔር፡ ሀ. አማራ _____ ለ. ኦሮሞ _____ ሐ.ጉራጌ _____ መ.ትግሬ _____ ሰ. ሌላ ይገለፅ _____
- IV. የትምህርት ደረጃ፡ሀ.ያልተማረ _____ ለ.ማንበብና መፃፍ የሚችል _____ ሐ. የመጀመሪያ ደረጃ _____ መ.መለስተኛ ሁለተኛ ደረጃ (7-8) _____ ሰ.ከ/ሁለተኛ ደረጃ (9-12) _____ ረ. ከ (12 +) በላይ _____
- V. .ጠቅላላ የቤተሰብ ብዛት _____
- VI. በቀድሞ መኖሪያ ለምን ያህል ጊዜ ኖረዋል? ሀ. ከአስር ዓመት በታች _____ ለ. ከ10-15 _____ ሐ. ከ15-20 _____ መ. ከ25-30 _____ ሰ.30-35 _____ ረ.የተለየ ካለ ይግለፁ _____

ክፍል ሁለት ርዕሱን የተመለከቱ ጥያቄዎች

2.1. ከማህበራዊ ተቋማት አባላት የሚሰበሰብ መረጃ

2.2.1. በከተማ መልሶ ማሳሰብና ዕድገት መርህ ላይ ያለ ተሳትፎን በተመለከተ

1. በአካባቢዎ የመንግስት የከተማ መልሶ ማሳሰብና ዕድገት መርህ ስትራቴጂ በስራ ላይ መዋሉን ያውቁ ኖሯል ?
አዎ _____ አይደለም _____
2. ለተራ ቁጥር አንድ መልስዎ አዎ ከሆነ እንዴት አወቁ? ከአንድ በላይ መልስ ሊሰጡ ይችላሉ ሀ. ለጋራ በተደረገ ገለጻ _____ ለ. በስልጠናና ሰሚናር _____ ሐ. ከመገናኛ ቡዙኝ _____ መ.ከጓደኛ _____ ሰ.ከጎረቤት ረ. የተለያዩ መጽሐፍትን በማንባብ _____
3. ለከተማ መልማት ዕቅድ ቀድሞ ከነበሩበት ቦታ እንደነሱ ሲደረግ ምን አቋም ነበርዎት? [ትክክለኛ መልስዎ ላይ ምልክት ያድርጉበት]
ሀ. ያለተቃውሞ ተስማምተዋል _____
ለ. ቢቃወሙም ተገደው ለቀዋል ወይም _____
ሐ. መጀመሪያ ተቃወሙ በኋላ ግን ጉዳዩን ከተረዱ በኋላ አመኑ. _____
መ. ጉዳዩ ቡዙም አላሳሰብዎትም _____
4. የከተማ መልሶ ማሳሰብና ዕድገት ፕሮግራም ሲተገበር በውሳኔ አሰጣጥ ሂደት ተሳትፎ ነበርዎት ወይ ?
አዎ _____ አይደለም _____
5. አዎ ከሆነ ከስብሰባው ተሳትፎ ምን ተጠቀሙ?(ከአንድ በላይ መልስ መስጠት ይቻላል)
ሀ. ስሜቴን ገልጼልኝ ነበር _____
ለ. ስጋቴንና መሆን ስለሚገባው አስተያየት ሰጥቼ ነበር _____
ሐ. የተለያዩ ጥቅማጥቅሞችን አግኝቼ ነበር _____
መ. ለኑሮ አመቺ የሆኑ ነገሮች ተሟልተውኝ ነበር _____
6. የከተማ መልሶ ማሳሰብና ዕድገት መርህ ስትራቴጂ እርስዎን/ማህበረሰቡን ወክለው የተገኙ አሉ?
አዎ _____ ወይም አይደለም _____
7. መልስዎ አዎ ከሆነ እንዴት ተወክሉ ?
ሀ. በአካባቢዎ ማህበራዊ ተቋማት አማካኝነት ማለትም (በዕድር, በዕቁብ፣ በሰበካ ጉበኤ፣ በመስጂድ በማህበር ወይም በአካባቢ ነዋሪነት) _____
ለ. በተመረጡ ኮሚቴዎች አማካኝነት _____
ሐ. በግል ፍላጎት በተነሳሱ አባላት አማካኝነት _____
መ. በቀበሌ መስተዳድር አማካኝነት _____
8. የመልሶ ማሳሰብና ዕድገት ስብሰባዎች በሚከሄዱበት ወቅት በሚኖሩበት አካባቢ ያሉ ማህበራዊ ተቋማት በሙሉ በስብሰባው እንዲገኙ ተደርገው ነበር ወይ? አዎን _____ አይደለም _____
9. መልስዎ አዎ ከሆነ የእነሱን የወደፊት ዕጣ ፈንታ በተመለከተ ምን ምን ሀሳቦች ተነሰተው ውይይት ተደረገባቸው?

10. ከነበሩበት ቄዬ ለመፈናቀሉ ዋና ዋና ምክንያቶች ምንድንናቸው ብለው ያስባሉ? ምክንያቶቹን ይዘርዝሩዋቸው

11. ለከተማ መልሶ ማልማት ፖሊሲ ሲባል በመፈናቀል ደስተኛ ኖት ? አዎ _____ ወይም አይደለም _____

12. መልሰዎ አዎ ብለው ደስተኛ ከሆኑ የተደሰቱበትን ምክንያት ቢገልፁ

13. አይደለም ብለው ካልተደሰቱ ምክንያትዎን ቢገልፁ _____

14. በአከባቢዎ የከተማ መልሶ ማልማት ፖሊሲ ፕሮግራም አፈፃፀምን ለማሻሻል ምን መደረግ አለበት ብለው ያስባሉ?

15. ከነበሩበት ቦታ ወደ ሌላ ቦታ ወይም አከባቢ እንደነሱ ወይም እንዲሄዱ ሲደረግ እራስዎን እንዲያዘጋጁ በቂ ጊዜ ተሰጥተዎት ነበር ወይ? አዎ _____ ወይም አይደለም _____

16. መልሰዎ አይደለም ከሆነ ለምን በቂ ጊዜ አልተሰጡትም ? _____

2.2.2. የማህበራዊ ተቋማት ለመልሶ ማልማት ፖሊሲ ስትራቴጂ የሚኖራቸውን አስተዋፅኦ በተመለከተ

1. የከተማ መልሶ ማልማት ዕቅድና ስትራቴጂ ከመተግበሩ በፊት በመስተዳዳር አካላት ማህበራዊ ተቋማት ጉዳዩን እንዲገነዘቡ የማሰመን ስራ ተከናውኖ ነበር ወይ ? አዎ _____ ወይም አይደለም _____

2. መልሰዎ አዎ ከሆነ ምን ዓይነት የማሰመንና የመቀስቀስ ስራዎች ተሰሩ?

3. መልሰዎ ደግሞ አይደለም ከሆነ ምክንያቱ ምን ይመስልዎታል?

3. እንደ ማህበራዊ ተቋማት አባልነትዎ መጠን ቀድሞ በነበሩበት ቦታ በአከባቢው መስተዳድር አባላት ለከተማ መልሶ ማልማት ፖሊሲ ስትራቴጂ የበኩልዎን አስተዋጾ እንዲያደርጉ ተጠይቀው ነበር ወይ ? አዎ _____ አይደለም _____

4. መልሰዎ አዎ ከሆነ ምን ነበር አስተዋዕዎ?

5. አከባቢዎ ከሚኖሩ ማህበረሰብ አባላት ጋር እርስ በእርስ በመገናኘት ስለመልሶ ማልማቱ ፕሮግራም ጉዳይ ተወያይታችሁ ነበር ወይ ? አዎ _____ ወይም አይደለም _____

6- መልሰዎ አዎ ከሆነ በምን ሁኔታ ተወያያችሁ

7. መልሰዎ አይደለምም ከሆነ ምክንያቱ ምን ይመስልዎታል?

2.2.3. ከተማን መልሶ የማልማት ፖሊሲ በማህበረዊ ተቋማትና በአኗኗር ላይ ያሳደረው ተፅዕኖ

1. ከተማን መልሶ በማልማት ፖሊሲ ከመተግበሩ በፊት የነበርዎት ሁኔታ ምን ይመስል ነበር (ከአንድ በላይ መልስ ሊሰጡ ይችላሉ)? (መልሰዎን ያክብቡት)

ሀ. የከተማ መልሶ ማልማትንና ከቦታ መነሳትን በተመለከተ ችግር የጋጥማል ሚል ፍርሃት ነበረኝ

ለ. መኖሪያዬንና ማህበራዊ አደረጃጀቴን አጣለሁ የሚል ስጋት ነበረኝ

ሐ. ከነበሩኩበት ቦታ እንዲነሳ ሲደረግ በቂ ጊዜ ካልተሰጠኝ በካበትኩት ሃብታና ንብረት ላይ ጉዳት ይደርሳል የሚል ስጋት ነበረኝ

መ. ሌላ ካለ ይግለጹ _____

2. የከተማን መልሶ ማልማት ፖሊሲ ከተተገበረ በኋላ ከተራ ቁጥር አንድ ጋር ሲየነፃፅሩት አሁን ያሉበት ሁኔታ ምን ይመስላል?

3. ከተማን መልሶ በማልማት ፖሊሲ በማህበረዊ ተቋማት ማህበራዊና ባህላዊ አኗኗር ምን ዓይነት ተፅዕኖ ይደርሳል በለው ገምተው ነበር?

ሀ. በማህበረሰቡ ዘንድ የመተማመንና መረዳዳት ባህል ይጠፋል ብለው ነበር

ለ. ዕድሬን፣ ዕቁቤን፣ የሰበካ ጉባኤ አባልነቴን ማህበራዊ ሌሎች አደረጃጀቶቼንም አጣለሁ ብለው አስበው ነበር.

ሐ. የአኗኗር ለውጥ በመምጣቱ በመበሳጨት አከባቢውን ጥለው ወደ ሌላ አከባቢ ለመሄድ አስበው ነበር

መ. ሌላ ተፅዕኖ ደርሶ ከሆነም ይገለፅ

4. ቀድሞ በነበሩበት አከባቢ የዕድር፣ የማህበር፣ የዕቁብ፣ የሰበካ ጉባኤና የመሳሪያ አባል ነበሩ? አዎ _____ አይደለም _____

5. መልሰዎ ለተራ ቁጥር አራት አዎ ከሆነ በእርስዎም ሆነ ለቤተሰብዎ የነበረው ጥቅም ምን ነበር?

6. አሁን ባሉበት ቦታ በተራ ቁጥር ሶስት ከተጠቀሱት ማህበረዊ ተቋማት በዩኒቨርሲቲ በአባልነትዎትን ቀጥለዋል? ይዘርዝርዋቸው

7. እንዲሁም በተራ ቁጥር ሶስት ከተጠቀሱት ማህበራዊ ተቋማት አባልነትዎትን ያቋረጡዋቸውን ይዘርዝሩዋቸው

8. ባቋረጡባቸው አባልነቶች ምን ምን ጥቀሞችን አጡ

9. በማቋረጥዎ ምክንያት ያገኙት ጥቅምም ካለም ይገለፅ

10. የቀጠሉባቸውም አባልነቶች ከቀድሞዎቹ ጋር ሲነፃፀር ፋይዳቸው እንዴት ነው?

11. ከቀድሞዎቹ የተለዩ አዲስ አገልገሎች አሉ ? አሉ _____ ወይም የሉም _____

12. አዲስ አበባኒቶች ካሉ አዲሶቹ አበባኒቶች እየሰጡ ያሉትን አገልግሎቶች ቢገልፁልን?

13. ቀድሞ በነበሩበት አካባቢ ለተለያዩ ማህበራዊ ተቋማት የአባልነትና የተለያዩ መዋጮች የዋጡ ነበር? አዋጣ ነበር_____ አለዋጣም ነበር_____

14. የሚያዎጡት ለየትኞቹ አባልነቶች ነበር? ይዘርዝሩዋቸው _____

15. አሁን እያዎጡ ያሉት ለየትኞቹ አባልነቶች ነው? ይዘርዘርዋቸው_____

16. በአሁኑና በቀድሞው መካከል ? ልዩነት አለ _____ የለም

17. ልዩነት ካለ ልዩነቱ ምንድን ነው?

2.2.4. አጠቃላይ ጥያቄዎች

1. መንግስትና ወኪሎች የከተሞች መልሶ ማልማት ፕሮግራም ከመተግበራቸው ና ነዋሪዎችን ከማፈናቀላቸውና ቦታ ከመቀየራቸው በፊት ምን ዓይነት ጥንቃቄ መወሰድ አለበት ብለው ያስባሉ ?

2. አሁን ያሉበትን ቦታ ቀድሞ ከነበሩበት ቦታ አንፃር ማህበራዊ ተቋማትን በተመለከተ ማለትም ዕደርን፣ዕቁብን፣የሰበካ ጉበኤ ፣ የመስጂድ አባላትንና ማህበርን በተመለከተ እንዴት ያነፃፅሩታል?እባክዎን በዝርዝር ይገለፁት

3. መንግስትና ሁሉም የማህበረሰብ አባላት አንድ ላይ በመሆን ከተማ ማልማት ፖሊሲና ዲዛይን (ንድፍ) በተመለከተ በጋራ ሆነው መከላከል አለባቸው ብለው ያምናሉ? አዎ _____ አይደለም _____

4. መልስዎ አዎ ከሆነ ለምን?

ላደረጉት ቀና ትብብር በጣም እናመሰግናለን

በአዲስ አበባ የኒቨርሰቲ የህዝብ አስተዳደርና ልማት ጥናት ክፍል የኢትዮጵያ መንግስት የከተማ መልሶ ማልማትና የዕድገት መርህ ግብር የማህበራዊ ተቋማት ዕይታ በአራዳ ክፍለ ከተማ

ቁልፍ መረጃ ለሚሰጡ የተዘጋጀ

ከሁሉ በፊት ውድ ጊዜያችሁን ሰውታቸሁ ሰለምትሰጡኝ ቃለ መጠይቅ አስቀድሜ አመሰግናለሁ . የዚህ መጠይቅ ዋና ዓላማ ማህበረዊ ተቋማት በከተማ መልሶ ማልማት ፖሊሲ ከበታቸው የተነሱ የተፈናቀሉ አመለካከት ተሰትፎዎቻቸውን፣አስተዋፅኦዎቻቸውን፣እንዲሁም ተፅዕኖዎቻቸውን ከዚህ ጋር በተዛማጅነት የሚታዩ ችግሮችን ለመመርመር ነው፡፡ በዚህ ጥናት ቃለ መጠይቅ ለመሳተፍ ከወሰኑ ከእርስዎ ፈቃድ ውጪ ቃለ ምልልሱ ለማንም አየገለፅም ስምዎም አይፃፍም በሚስጥር ይያዛል .ማንኛውም የሰጡት መረጃ በማጠቃለያ ዳታ ሪፖርት የሚገለፅ ስለሆነ ይኼ ማንነትዎ እንዳይገለፅ ያድርገዋል፡፡

2.2. ቁልፍ መረጃ ለሚሰጡ ቃለመጠይቅ

1. ህበረተሰቡ ለከተማ መልሶ ማልማት ፕሮግራም ሲባል ከነበሩበት ከበታቸው እንዲዛወሩና እንዲፈናቀሉ ለምን እንደተደረገ ይግለፁልኝ ?
2. ከተማ መልሶ ማልማት ፅንሰ ሃሳብን እንዴት ይተረጉሙታል ወይም ይረዱታል ? _____
3. በአካባቢዎ ወይም በመስተዳደሩ ውስጥ የሚገኙት ማህበራዊ ተቋማት በሙሉ ተመዝግበው ተይዘዋል ወይ
4. የተመዘገቡትን ዓይነት ማህበራዊ ተቋማት ቢዘረዝሩዎቻቸው
5. ከተማ መልሶ ማልማትና ዕድገት ስትራቴጂ የማህበራዊ ተቋማትን ሚናና ያላቸውንም ሁኔታ ተረድተውት ነበር?
6. በመስተዳድሩ የተመዘገቡት የማህበራዊ ተቋማት እንዲሳተፉ፣በኩላቸውን አስተዋፅኦንደያደርጉ እና የውሳኔ አሰጣጡ የሚኖረውን ተፅዕኖ እንዲገለፁና በውሳኔው እንዲሳተፉ ተጋብዘው ነበር?ከተጋበዙ አስተያየታቸው ምን ይመስል ነበር
7. ከበታ የተነሱትንና የተፈናቀሉትን ሰዎች ዘላቂነት በተመለከተ ከተለያዩ ማህበራዊ ተቋማት በተለይም ከእድር፣እቁብ፣ሰበካ ጉብኤ፣ ማህበራትና ሎሎች መሪዎች ጋር የከተማ መልሶ ማልማትና ዕድገት ስትራቴጂ ውይይትና ምክክር ተደርጎ ከሆነ ውይይቱ እንዴት ተካሄደ ?
8. ከተራ ቁጥር ስድስትና ሰባት በመነሳት ተሰብስቢዎቹ ምን ምን ሃሰቦች እንዳቀረቡ ቢገልፁ ?

9. ከተማ መልሶ የማልማትና ዕድገት ስትራቴጂ ፕሮግራም አፈፃፀም በተመለከተ የአፈጻጸም መመሪያ አለ ወይ? መመሪያው ከቦታቸው የሚነሱትን ሰዎች በተመለከተ ምን ይላል? እንዴት ነው በስራ ላይ የዋለው ?
10. መንግሥት የህብረተሰቡን ማህበራዊ መስተጋብር ለመጠበቅ በአዲሱ መኖሪያ አካባቢ ፖሊሲው ወይ በተለይም ለልማት ፕሮጀክቶች? ፖሊሲ ካለው እበከምን ፖሊሲውን ማንና እንዴት እንደሚፈፀም ይግለፁልኝ
11. እርስዎ በስራዎ አጋጣሚ ከከፍተኛ የመንግሥት ባለስልጣናት ይልቅ የአካባቢውን ማህበረሰብ በሚገባ የውቃሉ ይኼ ከሆነ ከቦታ በመሰነሳትና በማፈናቀል ውሳኔ አሰጣጥ ወቅት የእርስዎ ሚና ምን ነበር?
12. በእርስዎ ዕይታ ከተማ መልሶ ለማልማትና ዕድገት ስትራቴጂ ሲባል ከቦታ የመነሳትና የመፈናቀል ሁኔታ ችግር ምን ያህል ነው?
13. ቢሮዎ ችግሮችን ለመፍታት ምን እርምጃዎችን ወሰደ? ቢገልፁልኝ
14. ቢሮዎ ከሌሎች ከ/ከተማዎችና ቀበሌዎች አመራሮች በመሆን መህበረሰቡን በማሰነሳት ፕሮግራም በኩል ተቀናጅታችሁ ነበር ? እንዴት እንደ ተቀናጅታችሁ ቢገልፁልኝ? _