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CHALLENGES OF URBAN RENEWAL PROJECTS

AND RELOCATION OF PEOPLE

THE CASE OF KIKROS SUB CITY, ADDIS ABABA,

ETHIOPIA

By: DEJENE HAILU

**A THESIS SUBMITTED TO THE COLLEGE OF DEVELOPMENT STUDIES
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**CENTER FOR REGIONAL AND LOCAL DEVELOPMENT STUDIES
MA PROGRAM IN URBAN LAND ADMINISTRATION AND
MANAGEMENT**

Challenges of urban renewal projects and relocation of people.

A case of Kirkos Sub city, Addis Ababa, Ethiopia.

By Dejene Hailu

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A thesis submitted to Department of Urban Land Administration and Management of Addis Ababa University in partial fulfillment of the requirements for the Degree of Masters in Urban Land Administration and Management (ULMA).

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This is to certify that the thesis prepared by Dejene Hailu entitled “Challenges of Urban Renewal Projects and Relocation of People in Addis Ababa City Administration: The Case of Kirkos Sub city of Felege Yordanos area”, which is submitted in partial fulfillment of the requirements for the Degree of Masters in Urban Land Administration and Management (ULAM), complies with the regulations of the University and meets the accepted standards with respect to originality and quality.

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DECLARATION

I, the undersigned, declare that this thesis is my original work and has not been presented for a degree in any other university and that all sources of materials used for the thesis have been duly acknowledged.

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ACRONOMIES AND ABRIVATIONS

AAACA- LDURA	Addis Ababa City Adminstration Land Development and Urban Renewal Agency
AU	African Union
CBD	Central Business District
DIDR	Development Induced Development and Resettlement
EEPC	Ethiopian Electric Power Corporation
Birr	Ethiopian Curreny
EC	Ethiopian Calendar
'Edir'	Traditional Institution to support mourning and funerals
EPA	Ethiopian Press Agency
IIED	International Institute for Environmental Development
IHDP	Integrated House Development Programs
LDP	Land Development Plan
UN	United Nation
WBCSD	World Business Council for Sustainable Development
WBED	World Bank Environment Development

Abstract

Urban renewal is the way of remodeling older parts of urban areas, including their central business areas, by means of rehabilitation and conservation as well as redevelopment. In Addis Ababa, in addition to city beautification, with the demand of land for various development activities in core areas is high and the supply is limited. The aim of the study was to investigate the challenges and prospects of urban renewal projects and relocation of people on the socioeconomic impact of relocated people from Felege Yordanos area.

Based on the result of this study, due to the relocation program, 64% of them faced both mental and physical disorder, family disintegration especially children (31%) and the rest 18% has been divorced. Almost all of the respondents were not happy for the relocation oriented development. Further they have said that even if the development is very crucial for our both economic and social benefits, the development should be well planned and deep awareness creation should be done before implementation.

The productive activity and business of relocatees' were significantly affected due to improper settlement of peoples. Furthermore, major challenges associated with the Kirkos sub city of Felege Yordanos area displaced people became far from proximity to jobs, customers and market places. Thus, it is better to develop the partial area of targeted area first and then shifting the resident to the developed one and then developing the remaining area of the plan.

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Chapter one

1. Introduction

1.1 Background of the study

Urban renewal is the way of remodeling older parts of urban areas, including their central business areas, by means of rehabilitation and conservation as well as redevelopment. It is also the relocation of an existing low-income population, creating favorable space for more profitable activities like for office development, commercial activities and for luxury residential development or the provision of different infrastructure facilities to the central old, dilapidated and slum urban areas (Robert et al 2000).

The study was carried out in Addis Ababa city administration; Kirkos sub city Felege Yordanos area, 'Woreda' 21/11 to analyze the challenges and prospects of urban renewal projects and relocation of people.

The city local development plan (LDP) for Kirkos was a mixed function development, residential and commercial development, studying the area for redevelopment purposes dates back to 1997, during the implementation period of the 1986 master plan. The Felege Yordanos area was designated by the 1986 master plan as an area of intervention (urban renewal). The master plan prescribed preparation of detail plans before commencing redevelopment on the areas designated for intervention (urban renewal) and the recent master plan, (the 2011) recognize the planned urban renewal project of the area.

As a result the Kirkos Sub city (Kazanchis the first) Renewal Project was launched in 1998 to clear and redevelop the city's central area slums. The selection of the site was based on the fact that the area had less urban complexity and density than the other parts of the central business district (CBD). The Kazanchis site has been reviewed in order to harmonize it with the newly developed structure plan. In light of this, a new planning concept, objective and vision are set as a foundation for the preparation of the 2002 LDP for the area.

Felege Yordanos area is an area in Kirkos sub city located at Woreda 21/11. The area of Felegeyourdanos that was selected for urban renewal project is about 17 hectares.

(Kirkos Sub city Urban Renewal and Redevelopment Directorate, 2017.)

This study focused on the serious problem happened on the relocation process and the social life of the relocatee before and after the relocation process. The population of the area relocated by the renewal project was more than 696 households and the total population was around 2767. The introduction of the renewal program of the area was within less than two months duration and the relocation of the resident was accomplished within less than three days.

(Kirkos Sub city Urban Renewal and Redevelopment Directorate interview of the research conducted on the specific area, 2018).

1.2 Statement of the problem

City governments worldwide are pursuing inner-city urban redevelopment in order to create a new physical, social and economic image that makes the city livable to its residents and attractive for investment (Acioly, 1999).

In the same manner the city administration of Addis Ababa is undertaking the Kazanichis area and other 14 urban redevelopment projects with an objective of improving the living condition of the residents, maintaining sustainable land management and supply system, creating a better spatial and physical image of the city (Bizuneh, 2010).

The achievement of urban regeneration heavily relies in the establishment of an efficient urban management system capable to steer conflict resolution, mobilize adequate resources and guide urban development in a participatory manner (Acioly, 1999). So far, the studies conducted in the areas of renewal and upgrading in Addis Ababa focus on impact of the project (Ashenafi, 2008, Lishan, 2010).

In Addis Ababa, in addition to city beautification, with the demand of land for various development activities in core areas is high and the supply is limited. Both private and public developers target sites that are slum and underutilized in economic terms. Most of the inner city slum is located on lands which are highly suitable for urban development programs that have high potential for return. As a result, people from the core of the city, for instance, Lideta, moved to distant and peripheral places with inadequate access to urban infrastructure and services. They were relocated with no consideration of the social and economic consequences of displacement. This further made their livelihood worse thereby threatening their livelihood activities and various assets, such as, financial, social and human (Gebre, 2008).

Urban renewal and inner city redevelopment programs are major strategies to develop the underutilized prime lands, to meet the present urban needs and guide the development of the city according to the master plan (ORAAMP, 2002).

According to the data obtained from Addis Ababa City Government Land Development Agency, within ten years interval (1994-2004), 9000 household were relocated from the inner city. The main reasons for the relocation of the people were the implementation of local development projects, construction of ring roads, other road expansion and new building construction programs.

In Addis Ababa there were many urban renewal projects take place in different sites of the sub cities like Arada sub city of DajachWube, BashaWolde Chilot and Sheraton expansion, Lideta sub city of Lideta project I and II. Kirkos subcity of Kasanchis renewal project were practiced and researches were done on each renewal projects.

Many recommendations were forwarded to mitigate those challenges, but those recommendations were not changed in to practice and this research focus on those serious challenges of urban renewal projects and on the relocation of residents and foreword recommendations like repeated awareness creation and discussion with the residents, giving enough time for the resident according to the urban renewal procedure and not to relocate the people far from the radius of their previous resident to secure their market place, employment and social capital like worshipping area, 'Idir', 'Ikub' and 'Mahiber'.

A research by GebreYntiso (2008) explored the impact of urban development and displacement on low-income households in Addis Ababa. According to Gebre, the process of relocating people from the inner city to new resettlement sites in the outskirts have disrupted the relocatees' business ties with customers. Some further work has also been done on displaced people as a result of urban development from Kasanchis by Birhanu Zeleke (2006). Findings show that Kasanchis residents displaced without appropriate planning and involvement of the residents.

A research by Frehiwot Tekalign (2013) explores the impact of development induced displacement on social capital in Jemmo condominium 1(one). Findings show that social capital of the displaced people has been affected by the relocation program.

1.3 Objective

1.4.1 General objective

The general objective of the study is to investigate the challenges and prospects of urban renewal projects on the socioeconomy of relocated people from Felege Yordanos area.

1.4.2 Specific objectives

- To analyze the social ties of the relocated people before and after the relocation program.
- To assess the problem faced during relocation process.
- To assess the impacts of urban renewal projects on the economy of the relocatees’.
- To analyze the prospects of urban renewal projects on the relocated households.

1.4 Research questions

1.4.1 Did relocatees’ loss their economic source due to urban renewal projects?

1.4.2 Are relocatees’ previous social organizations and neighborhoods tie affected by the relocation?

1.4.3 What are the challenges of the relocated people in the new resettlement site?

1.4.4 What are the prospects of urban renewal projects for the relocated households and development of the city?

1.5 Significance of the study

This study has its own significance for different bodies. This study can help decision makers, the community and local government to formulate strategies concerning urban renewal projects and relocation of people. Thus, it is vital to facilitate and point path of development through which unsustainable development could be tackled. Given the fact that there are many other slum areas in the city, it is believed that the findings from this research will provide lesson as to what could be done in the future to attain sustainable development.

1.6. Scope of the Study

The scope of this study in terms of theme is limited to the challenges of Urban Renewal projects, in the context of development projects “activities delays, policies” implementation challenges and the assessment of relocatee’s problems due to the renewal initiatives. In terms of geographical locations, there are three reasons for evictions and dislocation related to the renewal projects a) Investment b) road construction c) governmental institutions expansions. Hence, among the sites for investment purposes, the study limits to the relocated households from the African Union Number two to Kera, from Kirkos sub city ‘woreda 04, 05, 06, 08, and 09, from Nifas Silk Lafto subcity woreda 04 and woreda 08 Felege

Yordanos school to 'Bulgaria Mazoria'. Kirkos Sub-city has numerous redevelopment projects. Therefore, the study narrows only to the above renewal projects in order to accurately collect the data that could be a model to the rest of the Sub-city renewal projects, and their consequences on the surrounding dwellers that are low-income households as well as the sites where they were resettled i.e. Bole sub city, Bole Bulbula condominium site and from Nifas Silk Lafto subcity woreda 04 and woreda 08.

1.7. Limitations of the Study

The limitation of the study is that the violation of civil rights, related to urban renewal, which exists enormously in the process of implementing the initiatives with or without awareness, or reluctances, was not covered. Citizens are suffering due to unprotected rights in the process of dislocation. The Ombudsman offices deal with the human rights issues and it needs critical analysis and assessments as well as experts' opinions in order to conduct the research in this area. Hence, the scope of the study didn't allow undertaking a study on the issue. The common limitations of the study, which will affect the overall quality of the research during the study may some irrelevant answer from the respondents that affect during analyzing the data, unwillingness of respondents to fill the questionnaires and time constraints to get the desired information from the officials since they were trapped with many tasks. Not only this: the material, time, as well as budget and other may restrain this study. In doing so the study is limited to a specific study area with a special focus on the renewal of inner-city area

1.8. Organization of the Study

The purpose of this study is to assess the challenges of urban renewal projects of the city. It is organized in to five chapters. Chapter one provides the introductory part of questions, scope and limitations of the study, the significance of the study description the study area. Chapter two reviews the related literature on Urban Renewal initiatives in Ethiopia and international experiences (theoretical and empirical). The third part presents research methodology, research approach, research design, population & Sampling technique, data source and types, data collection tools, procedures, sample size and data analysis. Chapter four provides data presentation, analysis and interpretations. Chapter five contains summary of findings, conclusion and recommendations.

Chapter two

2. Literature review

2.1. Operational definitions

Urban renewal: is the process of remodeling older parts of urban areas, including their central business areas, by means of rehabilitation and conservation as well as redevelopment.

According to (Robert et al, 2000), urban renewal is a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change.

Urban renewal is an improvement that includes a wide range of action such as, modernization repair and maintenance of building and infrastructure, the improvement of urban environment, the upgrading of social and commercial services and related facilities, and preservation of architectural and cultural heritages (Ashenafi, 2001). The term „urban renewal“ has three different meanings: Renewal- the demolition, clearance and construction of a whole area (ibid);

Urban renewal involves the reuse of land for new purposes, rehabilitation of structurally sound buildings that have deteriorated or lost their original functions, and conservation a protective process designed to maintain the function and quality of an area, for instance, by requiring or assisting adequate maintenance while preventing inappropriate development or uncharacteristic changes in the use of land and buildings. (Balchin et al, 2000).

Relocation: the movement of population from their place of usual residence to another area. (Oxford Dictionary Press)

Resettlement: a process that helps people to build new lives in a different location while mitigating the effects of relocation on their standard of living. (Oxford Dictionary Press)

2.2. *Urban renewal program*

The urban renewal program is usually a part of the city governments plan to improve the living condition of slum dwellers through ensuring delivery of affordable housing through the IHDP program and providing access to enhance the inner city land management strategy in a sustainable manner through promoting compact city development (UN-Habitat, 2014).

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improvement in the economic, physical, social and environmental condition of an area that has been subject to change.

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It is also the development of an existing low income population, creating space for more profitable office, commercial and luxury residential development or the provision of transport facilities (Abebe Bogale, 2010).

Traditionally the practice of inner-city renewal had been characterized by the displacement of an existing low income population. 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. However, the term urban renewal has varied definitions. In some places renewal meant erecting a civic monument in downtown plaza; in others, rehabilitating sound but decaying homes; in others, getting undesirables out of desirable neighborhoods by spot clearance; in others, stabilizing blighted neighborhoods and encouraging residents to improve their properties; in others developing land that will attract new business into the community; and in still others, assembling tracts on which subsidized low or middle income housing might be built (Ashenafi Gossaye, 2011).

Hence, resettlement action plans have concentrated on physically moving people and supplying them with houses (Hoadley, 2008). In reality, relocation involves not only the physical eviction from a dwelling, but also the expropriation of productive sites and other assets to make an alternative use possible (Downing, 2002).

The emphasis is on those parts of urban area which have fallen below current standards of public acceptability (commonly termed as slums). These are usually to be found in the residential part of the inner city and in the central business district (CBD) itself.

Due to the rapid growth of cities in many developing countries, particularly in Africa, attention has been directed mainly to new developments, that is to say a preoccupation with desperately trying to cope. Because of the rapid growth in the size of most cities in developing countries and rapid transformation of their city economy, inner-cities have become valuable for land uses other than housing. As a result these economic pressures have led to further elimination of the older

housing stock and the displacement of the original residents (Ashenafi, 2008). It was the Administration of Mayor Arkebe Equbay (2001-2005) that pioneered concerted urban redevelopment project with an objective of creating a better urban image; though there were many fragmentary projects before to redevelop certain part to make way for single developments such as Sheraton Addis Hotel & United Nations Conference Center. However, the urban redevelopment embarked by Arkebe Administration in 2001 was a large scale project that covers 150 ha based on the CDP 2002-2010 (Mesay, 2008). However, this project, since it was the first of its kind, has so many drawbacks. The major ones are social disarticulation of former residents (Gebre, 2008; Berhanu, 2006), absence of stakeholder participation as well as poor capacity and integration (Mesay, 2008), creating a concrete jungle that does not give a room for public space, greenery, parking, internal road, etc. (Fasil, 2012). Taking lessons from the mistakes of the previous administration, the Administration of Mayor Kuma Demekisa (2008-2013) embarked on massive urban redevelopment activity in different parts of the inner-city (Ezana,2011) with an objective of improving the living condition of the residents, maintaining sustainable land management and supply system, creating a better spatial and physical image of the city (Bizuneh,2010).

Under this objective, the administration engaged in several redevelopment projects. Sengatera-Lideta Fird Bet I, Basha Wolde Chilot, Sheraton Expansion, AU Park, and Sengatera II Financial District are the notable ones. All these projects are coordinated by the AACALDURA of the city administration and actually implemented by the respective sub-city.

2.3 Relocation

Relocation is described as dislocation of people from their native place and region. It often intensifies rather than mitigates economic insecurity, helplessness and alienation. This could mean loss of economic livelihoods and communities (Siddiqui, 2015).

As mentioned by the above scholars the expropriation of productive land is interconnected by the rural community, and in the case urban area it refers eviction from their employment place and small market place like ‘Gullit’ area.

John F.C. Turner, who has ample experience on the impacts of relocation, has played a significant role in demonstrating the undesirable outcomes of displacement in one hand, and forwarding a possible intervention approaches, on the other hand. Many countries and international organizations have also “new poverty” as opposed to the old poverty of people before displacement. Ethiopia is no exception to this trend (Abebe Bogale, 2010).

2.4 Displacement

Displacement is seen as the result of a model of development that enforces certain technical and economic choices without giving any serious consideration to those options that would involve the least social and environmental costs. Most displacement has been involuntary. There has been very little meaningful participation of affected people in the planning and implementation (Bartolome et al, 2000). Marianna Wallin (2013) defined displacement as a form of population redistribution used by the government to develop environmental resource utilization for the sake of benefiting the national economy.

2.5 Resettlement

Resettlement is a process that helps people to build new lives in a different location while mitigating the effects of displacement on their standard of living. Where this occurs from a development activity funded by the aid program, resettlement is typically managed by the government of the country where the project takes place (Australian Government Department of Foreign Affairs and Trade, 2014). Resettlement is a population movement planned directly by the government or private developers, where an area is chosen in order to resettle the population. The choice can be made after discussion with the affected populations, but can also be imposed upon them.

Resettlement can also involve the payment of some compensation for the affected populations. The resettlement sites should be selected to maintain the proximity of affected people to established sources of employment, income generation and to maintain neighborhood networks (Sherbinin et al. 2010).

2.6 Urban Redevelopment Rationales

The rationales of urban renewal are related with the problems of urbanization. Urban centers growth could bring economic prosperity and increase standard of living. However, urban development pattern affects urban centers through renewal strategies. The major causes of urban renewal which are manifested in most urban centers are discussed below.

2.7 Physical Obsolescence

One of the most obvious manifestations of the urban problem is the physical obsolescence of cities and towns. In situ decay, the functional obsolescence of buildings, dilapidated sites, outdated infrastructure and the change accessibility of requirement of users of urban areas are indications of physical obsolescence (Robert and Sykes, 2000).

2.8 *Economic Transition*

Urban centers are the main actors which host dynamic activities and continuous changes that could be major economic forces and reasons for their developments i.e. industries, transport, information and services. Therefore, urban centers need to adapt themselves with the continuous changing world. Adaptation and replacement of buildings are mainly due to economic pressure than physical deterioration (Balchin et al, 2000). Therefore, inner city area, which was once active, could be totally obsolete unless it adapts to the changing demands. In the process, economic development could lead to expansion of business and hence the competition for inner-city land will be *intensive*.

2.9 *Social and Community Issues*

Inner city decline brings effects that have direct impact on the livelihood of the individuals. The problems in inner cities, congestion, substandard unsanitary houses where the poor who have no choice left on derelict and old part of the city. As the communities become more marginalized, the empty buildings and space encourages vandalism and crime (Rogers and Power, 2000).

2.10 *Local Development Plan Practices in Ethiopia*

LDP is a lower level urban plan, which is prepared within the framework of a structure plan. It is a detailed and focuses on specific locality of an urban center for immediate implementation. It is, therefore, an important tool for implementation of structure plans proposals.

LDP is a detail development plan of a defined locality. LDP is a statutory instrument that zooms out the general and broader proposals of a structure plan of an urban center. It serves as a transition between a structure plan and projects in the process of implementation of urban plans. The key elements of LDP include, detail land-use plan of the area (two and three dimensional); proposals of major infrastructure networks; proposals of key socioeconomic measures; implementation strategies; regulations; standards & norms.

The content of LDPs needs to cover physical, economic and social fabrics of an urban area. The scope of the plan should also include a brief presentation of existing situation, development proposals for the area in question, implementation strategies for the proposed development actions, mechanisms for monitoring and evaluating the implementation process.

The preparation of LDPs in Ethiopia has a very brief history. Moreover, it is limited to few urban centers. The methodology has been ad-hoc lacking systematized approaches. The approaches, pursued by the LDPs prepared for various localities in Addis Ababa are not similar due to the fact that there are no standardized guidelines. This has significantly affected the quality of the

local development plans so far prepared and impeded their effective execution. Evidently, most of the LDPs prepared for the various localities of Addis Ababa are either left on shelves or wrongly implemented. In addition, these local plans were largely spatial (physical) with little focus on socio-economic, institutional, financial and legal issues. Apart from this, earlier area development plans were predominantly project-based (construction of road network, development of settlement or industrial estates), which were drafted directly from general development/master plan of a city/town. Since these district plans were not accompanied by the necessary implementation strategies, their subsequent implementations were haphazard and suffered from absence of basic urban facilities. As a result, significant number of residents is left without access to water, electricity and road connection.

Source: Addis Ababa City Administration LDP Manual, Sept. 2006).

2.11 Global overview of urban renewal projects and relocation of people

No precise data exists on the numbers of persons affected by development-induced displacement throughout the world. Unlike for refugees and internally displaced persons, there are no institutions or publications dedicated to tracking overall development induced development and resettlement (DIDR) either at the global or national levels. For an indication of magnitude, most scholars, policy-makers, and activists rely on the World Bank Environment Department's (WBED) estimate that roughly 10 million people are displaced each year due to dam construction, urban development, and transportation and infrastructure provision related programs. This number is shockingly high, but it still fails to account for large numbers of the displaced (Stanley, 2004).

In 1994, a study of all World Bank-assisted development projects from 1986-1993 that entailed population displacement found that just over half were in the transportation, water supply, and urban infrastructure sectors. Extrapolating from World Bank data to derive estimates of global figures, the study concluded that, in the early 1990s, the construction of 300 high dams (above 15 meters) each year had displaced 4 million people. Urban renewal and transportation infrastructure projects accounted for 6 million more displaced each year. Within one decade, according to a 1996 assessment at least 80 to 90 million people have been displaced by programs in only two development sectors. Population displacement by development programs is now a worldwide problem, of a magnitude previously unpredicted. Moreover, on-going industrialization, electrification, and urbanization processes are likely to increase rather than decrease, the number of programs causing involuntary population displacement over the next 10

years (Robinson, 2003). In a 2002 study, it was documented the forcible eviction of 4.3 million people in 63 countries during the period 1998-2000.

These forced evictions occurred largely as a result of development projects, discrimination, urban development schemes, gentrification, urban beautification, land alienation in both rural and urban areas, and in situations of armed conflict and ethnic cleansing, or their aftermath (Robinson,2003). Indeed, as these and many other literatures points out: the problem of internal displacement remains one of the most pressing challenges facing the international community.

With the adoption of the Urban Development Policy in 2005, the Addis Ababa city administration has been involved in a massive urban renewal program. The city embraced a five-year strategic plan covering the years 2008-2013 and introduced a Local Development Plan that focused on urban re-development and slum renewal. The city administration established the Land Development, Banking and Urban Renewal project office in 2008 to implement its massive urban renewal programs. The urban renewal program is part of the city government's plan to improve the living condition of slum dwellers through ensuring delivery of affordable housing through the IHDP program and providing access to basic urban services (UN-Habitat, 2017).

2.12 Relocation in Africa

While Africans constitute only 12% of the global population, at the beginning of 2005, around a third (i.e. 2.7 million) of the world's 9.5 million refugees and around half of the world's 25 million internally displaced persons are to be found in Africa. The total number of displaced people in Africa thus stands in the region of 15 million (Cernea, 1996).

Cernea's paper, "African involuntary resettlement in a global context" (1997), notes that the proportion of population and territory affected by projects in Africa is much greater than others. Furthermore, with regard to land affected, projects in African countries sometimes affect a higher percentage of the host countries territory than projects elsewhere. The large scale displacement of people has become a defining characteristic of sub-Saharan Africa. During the past four decades, millions of people throughout the continent have been obliged to abandon their homes and to seek safety elsewhere, often losing the few assets they possessed and suffering great hardship in the process.

Many Africans with many on-going development programs that cause large scale displacement do not have a national policy regulating displacement caused by public sector investment. The same can be said for Kenya, Cote d'Voire, Togo and other, in which the state is promoting major projects causing displacement yet, is not adopting adequate policies to regulate it and address its

consequences. In most African countries resettlement including the growing urban developments for infrastructure improvements is carried out by government agencies in a policy vacuum. Certainly, laws and guidelines to empower the state to take away land needed for the public good do exist (UN-Habitat, 2017).

However, sorely missing in the majority of African countries are explicit policies and legal frameworks to compel relevant state agencies to effectively address the vital issues of livelihood restoration and productive re-establishment of those displaced (Cernea, 1996).

2.13 Relocation in Ethiopia

Historically governments in Ethiopia have responded drought and war induced displacement by attempting to resettle affected population in fertile areas. Moreover, commercial farms, protection of parks, village, resettlement, road construction, urban expansion and similar state organized national plans have caused population displacement in the past (Feleke, 1999; cited in Frehiwot, 2013).

As the study conducted on urban population shows that, the urbanization of poverty has become a major global concern, when rapid urbanization is taking place at ever accelerating rates in developing countries. In many countries of the world, a tremendously large majority of their population will soon be living in urban centers. Ethiopia is the least urbanized country in the world. However, today, Ethiopia's urban population growth is among the highest in the world. This is accompanied by increasing poverty, a high unemployment rate, low governance capacities, weak infrastructure and poor municipal finance in cities (Samson, 2004).

Urban expansion; displacement because of urban expansion and slum clearance has been increasing rapidly worldwide, and is becoming a significant phenomenon particularly in the large cities of the developing countries. In Ethiopia the urban population remains a small but rapidly expanding projected to grow at much rate than rural areas (Pankhurst, 2004; cited in Frehiwot, 2013). Urban and urban growths are considered as a modern way of life manifesting economic growth and development. However, urbanization in Ethiopia faces a number of socio-economic challenges due to different reasons. An inadequate master plan poor housing facilities, environmental problems and shanty corners, among others, characterize urban centers of developing countries.

In order to solve these problems and create conducive environment, government authorities tend to rearrange urban space. This process often causes the displacement of certain households in most cases the powerless low income people (Gebre, 2008).

Internal displacement can be classified into three categories in Ethiopian context. These are conflict, environmental, and development induced displacements.

Conflict-induced displacement happens when people abandon their habitual areas in fear of either small-scale clashes or wide ranging battles. A range of literatures indicates that such displacement events have been occurring throughout human history in Ethiopia. It had been common in Ethiopia during the past military government (Dergue) when thousands of Ethiopians deserted their habitual areas in fear of the large-scale warfare among freedom fighters and the military government. The Ethio-Eritrean war of 1998 was also among the worst conflicts in Africa. It resulted in an estimated 150,000 to about 180,000 internally displaced Ethiopians (Fritzen, Byon, Nowakski and Pollock, 2006; cited in Messay and Bekure, 2011).

Environmental-induced displacement is usually attributed to manmade and natural disasters like unreliable rainfall, drought incident, forest fire, flooding, earthquake, and avalanche. It has been a chronic problem in Ethiopia resulting in massive spontaneous and planned population displacements.

2.14 Urban renewal policies and strategies in Ethiopia

The Ethiopian urban redevelopment process is started with the National Urban Development Policy which was developed and approved by the Federal Council of Ministers in March 2005. The Urban Lands Lease Holding Proclamation No. 272/2002 was enacted to develop optimum conditions in which leasehold tenure will become the exclusive urban landholding system. In addressing the urban housing development, job and wealth creation to alleviate the urban poverty and bring about development, the government has issued a proclamation (No. 370/2003) to construct collective housing units known as “condominium houses.”

The second Five-Year Plan of the government, which covered the period 2005 to 2010, known as Plan for Accelerated and Sustained Development to End Poverty (PASDEP), explicitly embraced an “urban agenda” with the following objectives:

- To reduce urban unemployment to below 20% of the economically active population and thereby reduce urban poverty by increasing urban income levels and income equity: Support small and microenterprises and accelerate the creation of urban-based employment, particularly where this complements rural linkages and delivery of housing and basic services;
- To reduce slum areas in Ethiopia’s main cities by 50%: Launch a national integrated housing development programme that scales up Addis Ababa’s initiative, based on lessons learned, and

which integrates public and private sector investment with microenterprise development and provision of basic services;

- To increase access to land and basic services: Ensuring that there is sufficient access to land for the poor, for small and medium enterprises and for formal private sector industrial and commercial investments; and
- To strengthen urban-rural and urban-urban linkages by consolidating efforts in the larger towns and launching a small towns“ development programme. (Samson, Tiwari, October 2012).

The executions of urban renewal are carried out based on policies, proclamations and regulations in The Federal Democratic Republic of Ethiopia and it proceeds with expropriation of land holding and relocation of urban dwellers, it is worth to review the proclamations and regulations on the matter (RebeccaAdmassu 2018).

2.15 Implementation’s challenges on urban renewal Programmes in Ethiopia

The Addis Ababa Land Development and Urban Renewal Agency is an Agency which is based in AACAA Headquarter that implements urban renewal and related land issues. The Agency’s mission is to renew and clear decayed & slum areas, to prepare efficient and successful fertile lands, to put restrictions on boundaries, paying compensations and providing replacement places/houses for expropriated lands and properties by the government etc. The Agency plays a significant role for the process to be transparent and practical in order to attract investments as well as to achieve improved living environment.

For the past five years, (from 2005 and 2009 E.C.), 7227.308 hectares have been transferred to Small & Medium Scale Enterprises (SMSE), condominium housing constructions, governmental institution’s office buildings, social and economic developments, replacement places for relocatees, lease bids, regularized, construction inputs, infrastructures etc. The role of the Agency is significant in accomplishing its mission for the realization of urban renewal’s successes the city achieved today. However, the development’s demand is increasing from time to time and pressurized the tasks have been done by the Agency. Even though the planned fertile land preparations for 2004 annual budget year is 200 Hectares in the central city and 600 hectares for expansion purposes as well as 24 restriction works in boundaries, due to additional plans, the plan is increasing in the second phase of transformation period, which is from 2008 to 2012 E.C.

The Agency is expected to accomplish more than 1430 Hectares for renewals, 160 for road constructions projects (194km) and basic infrastructures, for 23,000 relocatees and restrictions in

boundaries compensation payments 6.2 Billion Eth. Birr, 404 Hectares for replacements, 51,000 replacement houses, as well as, for 7,500 relocatee's supports in their restorations. To achieve these plans, at least 286 to 360 hectares of lands for renewal, 1521 hectares for expansions should be prepared every year. But, these plans are unattainable in this budget year and forced to roll it to the next budget year.

The BPR study indicates that this problem is the shortage of human capital in the agency that results the imbalance between the projects and the allocation of human capital (experts on the subject matter), that delays the activities on the ground.

(Source: Research Conducted by the Addis Ababa City Administration, Urban Renewal Agency Delivery Unit and Internal Report 2018).

2.16 Fenced, Idle & Vacant Plots in Addis Ababa

Lease Transfer Office is based in the Addis Ababa City Administration Headquarter that engaged in the handling the issues of lands which stay Idle & Vacant before or after the transfer to the developer/investor. Lands trend idle or vacant for different reasons. The office follow-up on the status of lands and gives its support according to the level of the problem (if the problem is force majeure to the developer). For example, clearance problems, court cases (government pushes the case by giving the court necessary documents in order to fastening the decision processes by the court). However, if the developer's reasons are not persuasive to the government, negative decisions will be taken to revoke the agreement.

The first step is giving warnings, and then cancelling the agreement, legal documents will be taken away, will be asked to remove properties on the ground (if development activities are started), police force will be used if necessary, as well as prosecuting and open files in court, payments of liability for the estimated profit government could have gained during his/her possession, compounded interest payment to the bank, and the advance payment will be returned to the developer deducting all the above listed expenses by the government.

As per the Addis Ababaland lease office Annual report 2018:

- The administration has rendered 9093 services for illegally occupied lands that didn't have any legal documents given by the concerned body were helped to be transferred to lease agreements;
- In addition to the Expired 1520 lease agreements which were planned to be renewed, 2303 lease agreements renewals have been done, 151.6 % were accomplished;

- Among the 18750 transferred lands by lease, where follow-ups have been done on, those who didn't meet their obligations based on the agreement on construction starts, finishing periods and lease payments, 14510 were identified. 77.4% of the plan works have been done;
- Based on the Lease agreement, the office had planned to take corrective measurements on those who didn't meet their obligations and identified. Therefore, 100% was successfully done. For example, 2303 Lease agreements have been adjusted, 580 warned, 44 file opened at the court and 28 Lease agreements
- terminated, as well as, those who don't have a problem on goal settings 11583 Lease places were supported to run the projects as planned;
- Based on the cabinet decision, among the planned 367 Lease agreement to be provided, to those who were banned due to corruption, 100 % services were rendered;
- Among 4573 Real States requests for Lease agreement, 100% successful services were rendered.

In the above report, the Kirkos Sub-city report were included and extracted as follows: General follow-ups have been done on 1018 projects and lease lands in Kirkos Sub-city, among these lease projects, 203 got warnings, for 1, opened a file at the court, 40 were given a certificate for their success in meeting their obligations, for 6, Leases have been terminated, for 40 Lease agreements adjustments have been done for the nine months accomplishments, and 769 were supported since they didn't find major problems in their goal settings and projects.

Source: Land lease office Annual report of Kirkos sub city, 2018.

The current situation of Felege Yordanos area is fenced and used for illegal settlement and growing drugs in the fenced idled plots of land. The urgency exercised on destroying the area doesn't work on the renewal process.

2.17 Relocation in Addis Ababa

In 2006, the federal government introduced the first elements of its new urban housing policy, the Integrated Housing Development Program (IHDP) in an attempt to recover from the failure of the urban housing policy implemented just after the end of Ethiopia's political revolution in 1974 (UN Habitat 2011). This program was a condominium development program for the purpose of providing better housing opportunities for poor and middle-income populations. It was planned that new condominium blocks would be constructed comprising 400,000 housing units throughout the country, 175,000 of which would be located in greater Addis Ababa. The project was expected to contribute significantly to poverty reduction by creating, 200,000 new

jobs, many of which would go to unskilled laborers, reducing urban unemployment by half. At the same time, the program was designed to expand the capacity of the domestic construction industry by training and employing additional contractors, engineers, and foremen who would be needed to build these housing units.

From 2009-2015 the Addis Ababa city has expropriated 392 hectares for inner city land and demolished a total of 23,151 dilapidated houses in a 23 Urban renewal project site. This took place in the sub city of Lideta, Kirkoses, Arada and Addis ketema (UH-Habitat, 2017).

Development-induced displacements, on the other hand, have been rare in Ethiopia until very recently. However, the current changes in economic progress in the country have been urging the construction of large built-up areas (chiefly hydroelectric power stations, roads, manufacturing industries, and urban slums upgrading) as a result of which numerous people are forced to leave their habitual areas (Messay and Bekure, 2011).

A case in point is the fact that the development or expansion of Sheraton-Addis (2010) projects displaced and/or affected about 3000 households. According to the Addis Ababa city administration construction and housing development bureau report (2007), from 2009-2015, 23,633 households were relocated from their usual place of residence.

The renewal regarded relocation of residents to peripheral areas as the only option to modernize these areas with no concern for maintaining its residents. It thus resulted in large scale eviction and relocation of the poor to the out skirts and had disrupted their livelihood and social support system (UN-Habitat, 2007). Excluding the community in participation was also another problem in the renewal projects. “Despite the existing policy and legal measures, renewal projects were marred by the absence of bottom-up participatory decision making where the process was not transparent” (Bacry et al, 2009). If at all available, it respected only the right to information sharing (Ibid).

In addition to FelegeYordanos the figure may increase and this research reveals in the future.

2.18. Shortcoming of inner-city renewal in Addis Ababa

The urban redevelopment program has so many drawbacks. The limitations of the program can be summarized as institutional, planning and implementation drawbacks, which were discussed by Ezana (2011) as follows:

Lack of mandate of sub-city officials to negotiate according to Directive 3/2002; public housing tenant land home owners need to establish representative committee and sign legally binding Memorandum of Understanding with sub-city urban renewal process owners. However, the sub-

city urban renewal process owner nor the sub-city officials do not have the mandate to renegotiate the provisions of the MoU (Ezana, 2011) making it difficult to allow flexibility to accommodate affected group demand.

No plan for those who cannot afford the housing down payment; the City Administration estimated that of all the inner-city dwellers about 26% does not have the means to pay the required 20% down payment to own subsidized housing through 20 year mortgage (AACALDURA 2012). In the Kirkos sub city Felege Yordanos renewal project 34.8% of the public housing tenants (kebele house residents) went to public housings found in similar or worse condition since they cannot afford the down payment for the publicly built apartments. The mechanism to arrange micro-credit for down payment was restricted to female headed households provided that they are organized in cooperatives. Many people fearing the risk in taking loan in groups do not want to use the opportunity. Little regard to small businesses; a study commissioned by Addis Ababa Chamber of Commerce and SIDA, has revealed that small businesses are vanishing due to the urban renewal programs of the City Administration. This noted as there is no safety-net put in place for small businesses that cannot involve in the redevelopment process, by redeveloping on the site, due to financial constraint (AACCSA, 2011). Similarly those households who used to practice business in public residential rental housings were not given the chance to get replacement commercial premise. Many of key informants revealed that their income has significantly decreased in the new settlement area and some of them have abandoned the informal business they used to do in previous settlement (Ezana, 2011). Non-Existence of Housing Rights Advocacy Group; as per the Proclamation No. 621/2009, advocacy by civil society groups is allowed for organizations that mobilize more than 90% of their budget from local sources. Since to do so is impossible there only a handful of civic organizations working on rights advocacy (Atos Consulting and FSS) and there is no organizations working particularly on housing rights issue (Ezana, 2011). In Asian countries in similar urban redevelopment projects the poor are represented by the rights groups, since they lack the necessary financial and technical capacity to challenge government intervention. A good case in point here is Mumbai Railway Resettlement project, whereby housing rights group played an influential role in the proper resettlement of squatters of land Mumbai Railway Company (Patel, 2002). However, the absence of such group has left particularly tenants of the public housing without proper representation (Ezana, 2011).

4.9. Addis Ababa City Development Approach; Slum Redevelopment and Displacement Guideline:

In Addis Ababa, although slums constitute the greater portion of the residential areas, the city has not had a comprehensive slum redevelopment policy until the mid of the first decade of 21 century.

With this thing in mind, the current housing problems are the result of accumulated deficits of policies for several years, Yenoineshet (2007). However, in 2005 a consolidated urban development policy was formulated (MWUD, 2008). Of the intervention policy, housing development is the pillar one. The policy imagines not only the provision of decent urban housing to citizen, but also the utilization of housing as an instrument to promote urban development, create jobs, regenerate the local urban economy through micro and small enterprises (MSE) development, encourage saving and empower urban residents through property ownership and develop the capacity of the domestic construction industry, what makes call the approach Integrated Housing Development Program (IHDP). Consequently, for the capital city, IHDP has been renamed to the Grand Addis Ababa Integrated Housing Development Program (GAAIHDP). Therefore, GAAIHDP strategy links the housing development with slum reduction in order to improve the lives of slum dwellers. The program promotes inclusive residential building development and approaches that minimizes displacement. In fact, displacement and relocation is inevitable especially in the inner parts of the city, where there is poorly planned form of settlement that impeded slum redevelopment. On the other hand, to facilitate slum reduction through the housing development, the program promotes mixed settlement of people from different economic backgrounds. However, with regard to Felege Yordanos area, sub-tenants and coresidents who are even the poorest of the poor were not involved in the development program.

In general, some of the main guidelines for urban renewal have been described here under:

1. Compensation shall cover the full cost of all socio-economic costs, housing costs (including fence and trees) and the cost of relocation and resettlement.
2. Displaces shall be entitled to a reasonable resettlement method by considering their participation, willingness, residency and working places, social and neighborhood relationship and family livelihoods, displaced people should be relocated in surrounding areas as much as possible.
3. If this is not, they shall be resettled in developed areas where the required infrastructure and social facilities are provided well than the previous place of residences,
4. Rehabilitation shall be provided for displaced people with a means to improve or at least restore their former living standard, earning capacity and production levels through training, technical support, formation of different productive associations, credit, employment or other means,

5. Displaces who want to continue to rent and for others shall be provided a rental house at affordable and fair prices,

6. Transport compensation for six months is paid to all age groups displaces between 18-55 years, where a resettlement is located five km away from its origin, and

7. Business interruption by urban redevelopment should be compensated, cash and working place or/house (ORAAMP 2001 and 2002). The guideline is very imperative; it is similar in many ways with the displacement guideline and Suggestion given by different researchers and international organization. However, the issue is that whether or not the displaced have been treated in line to this guideline.

2.18 Relocation, compensation and the socio economic impact

In Addis Ababa city the compensation mechanisms to residents who were affected by urban renewal program took many forms: an offer of substitute land; condominium housing for those who can afford mortgages; and Kebele housing for those who cannot afford mortgages (UN-Habitat, 2017).

In regard of compensation, the AACA carried out renewal projects without clear regulations for compensation and rehabilitation (Belachew, 2010; Ezana, 2011). This may expose them to forced evictions. Most relocated households were paid little or no compensation (Matewos et al, 2011).

Residents also could not afford the subsidized condominium units offered as replacement accommodation, eviction and relocation to peripheral areas also impoverished and marginalized the affected communities (Gittleman, 2009).

Few studies have been conducted on Urban Renewal Challenges. However, most of the studies focused on the effect of inner city renewal on low income households, livelihoods and social capital (Birhanu, 2006; Gebre, 2008; Abebe, 2010), but there is limited research on the urban renewal policies implementation challenge which causes idle and vacant urban spaces without any activities for years after dislocation of urban dwellers. Furthermore, the kinds of problems relocatees face due to urban redevelopment projects. Even though the previously done researches studied urban renewal challenges' effect on relocatees, the time gap should be filled and refreshed with the current situations on the new settlements.

Therefore, there is a need to understand redevelopment from government and urban dwellers perspectives to assess the nature and consequences of urban redevelopment projects specially

where there are no enough studies conducted in light with the implementation challenges, problems in realization of renewal projects within a reasonable periods of time, as well as urban dwellers problems they are passing through for the sake of these renewal initiatives focusing on the Kirkos Sub-city(Rebecca Admasu, 2018).

2.19 Accessibility and affordability of basic services

In addition to being the largest city in Ethiopia, Addis is the most economically wellendowed city in the country. Consequently, it is able to carry much of the burden of financing the infrastructural development associated with the new housing policy. However, the city continues to have challenges relating to the management of the housing program that are related to construction, management, and service delivery. This study has clearly demonstrated that the condominium development program in Addis Ababa has failed to meet the housing needs of the poorest of the poor. Although the program was said to be designed just over a decade ago as an integral part of the national poverty reduction strategy, it has been shown here that the main beneficiaries have been the emerging middle class. Whatever positive effect the program has had on the poor has been limited and indirect.

The growth of the construction industry has been a plus, in that it has provided employment for many youths and the poorest of the poor who find employment as unskilled day laborers on construction sites and other public infrastructure projects. The program also makes a contribution to the expansion of the emerging middle class. Youth fortunate enough to benefit from more advanced academic and technical education are finding gainful employment. They, rather than the poor are able to afford the rents of condominium units. At the same time, those at the lower end of the middle class are most vulnerable when there is an economic downturn. As long as the economy is growing, particularly the construction and service industries, these classes have the opportunity to thrive, but when this growth is interrupted, they might be at risk of falling back in class status. This is why many can be classified as belonging to the ‘floating’ middle class (Tiwari, 2012).

The goal of creating opportunities for the poor to become homeowners has largely been unmet. The cost of being able to purchase a home is unaffordable for most of this class. This has led some analyst to question the sustainability of the government-sponsored condo development program. This program is highly dependent on the availability of government-backed loans and has strained the budgets of all levels of government in this poor country (Edmond J., Kellet, 2017).

The central city has accessibility to all facilities and basic infrastructures. Life expenses are also lower and the facilities like schools, health centers, markets, religious institutions as well as offices are easily reachable in cities with all the transportation challenges. However, after the relocation, losing these location advantages affected highly the relocates' economy. Data collected are presented below with regard to the location advantage losses on the relocates. The economic challenges of relocates start with high transportation cost after the relocation. During the data collection, relocates spoke out that transportation costs are very high and their daily expenses reaches to 45Eth. Birr per day to go to their offices and to return home. According to the data collected, in relation with their decreasing income, 28 (20.7%) who, are still on duty even though they were relocated, replied that cost of transportation from the relocation area to the city center were the problem incorporates with relocation due to urban renewal programs (Rebecca Admasu, 2018).

2.20 Impact of urban renewal on social relation

Urban renewal causes eviction and relocation of people or business from their original places, hence, people isolated from inner cities were likely to lose important locational advantages linked to their survival, resettlement as well as its own impact on the low income household's income, education, health service, social network and transportation (Gebre, 2008 cited in Davidson et al. 1993). Furthermore, it results landlessness, joblessness, homelessness, and food insecurity, loss of access to common property resource and social disarticulation were the risks associated with urban relocation (Misikir, 2014 cited in Cernea, 1995). According to Davidson et al., 1993, most important problem associated with urban relocation was not the loss of housing but the loss of employment or site related income sources and the uncertainty of finding new employment in the relocation. The distance of the relocation site from the original place and jobs are an obstacle to maintain prior employment. Households' were forced to spend more money on transportation after they got to the new relocation area (Yidnekachew, 2015 cited in Gebre, 2008).

2.21 Economic impact

Most inner city residents depend on the informal economy, which is mostly neighborhood based. The major urban renewal enhanced the developments of satellite cities far away from the city centre. Hence, renewal induced displacement that compromised the economic ties with neighborhoods and the city centre. Qualitative survey data also confirms that those who had been operating informal businesses lost their income sources despite efforts to sustain their economic activity in the resettlement areas, because their income and economic activities depended on a neighborhood-based clientele network lost in the renewal and relocation process. Estrangement

in the new neighborhood and difference in the ways and standard of living significantly hampered easy blending into and restarting economic activities. Specifically, the resettlement area does not actually require the business types that relocatees operated in the inner city. Particularly, business skills that helped their inner city informal activity appeared incompatible in a new and entirely different socio-economic environment. Relocated residents often also mention the incompatibility of the condominium design with the local culture. As a result, condominium living forced them into different lifestyles. Relocates formerly dependent on house rent could not regain this source of income and these households are now in abject poverty unable to meet their basic needs (UN-Habitat, 2017).

The urban redevelopment initiatives involve relocation of businesses as it applies on relocatees of urban dwellers. Businesses are equally affected as urban dwellers are.

Businesses, in the area where demolition occur due to the renewals, have equal chances of relocation. The differences are; most business centers are privately owned in rented shops and when the shops get demolished, the businesses displace without compensation.

Relocatees lose jobs in the process of relocation due to urban renewal initiatives. In addition, the new settlement couldn't be a friendly environment. The habitual attachment and their working culture are totally changed and it takes time for the restorations of their businesses. Scanning the new environment and make themselves ready for work in their new districts are not easy tasks for the relocatees (Rebecca Admssu, 2018.)

2.22. Urban renewal regulation

2.22.1. Preparing a design for the identified dilapidated and slum area according to the LDP of the city.

2.22.2. Preparing a map for the identified dilapidated and slum area and forwarding for responsible, authorized and concerned body and following its achievement.

2.22.3. Preparing a design and deep socio economic study for the identified dilapidated and slum area plan and forwarding for responsible, authorized and concerned body and following its achievement.

2.22.4. The area that the above actions were not fulfilled does not included in the renewal project.

2.22.2. Types and levels of the area under the renewal project:

2.22.2.1. The criteria of the area that under the renewal project are renewed according to the following levels and standards

- 2.22.2.2. If 50% of buildings were under the minimum standard of the plan of the area.
 - 2.22.2.3. If 50% of the buildings area coverage were under the minimum standard and under the minimum standard of infrastructure provisions and the life the residents were in worse conditions.
 - 2.22.2.4. If 50% of buildings were under the minimum ownership standard of the plan.
 - 2.22.2.5. If the renewal areas under consideration fulfill the above minimal standard the area will develop 3-5 years duration renewal project plan.
- 2.22.3. Scopes of the renewal project
- 2.22.3.1. If the area coverage of the renewal project is above 10 hectares it will renew within 2 years durations.
 - 2.22.3.2. If the area coverage of the renewal project is under 10 hectares it will renew up to 2 years durations.
 - 2.22.3.3. If the area coverage of the renewal project is below 5 hectares and pocket places it will renew within 2 years durations.
 - 2.22.3.4. If the area coverage of the renewal project is above 100m*200m it will renew within year duration.
- 2.22.4. The inclusiveness of the renewal project
- 2.22.4.1. The project shall confirm the use of the low standard life households.
 - 2.22.4.2. The project shall confirm the use low standard life household families by providing job opportunity, organizing by small and micro enterprises, training and credit services.
 - 2.22.4.3. The relocate of the renewal area should have provided substituted house even by rent with minimal price.

Source: Urban Renewal Regulation 2003 E.C.

2.23. Case Study

Case study is the imperious approach in which a given phenomenon can be studied in depth, if the study is done accurately. In short, it is a way of study in depth rather than coverage (Kothari, 2004). The case study places more emphasis on the full analysis of a limited number of cases. If this is so, the case study research is holistic and thick or a more inclusive explanation of a phenomenon.

In this research, an attempt is made to understand the livelihood situation of people displaced from Kirkos sub city, Felege Yordanos area. The available studies have emphasized on the economic impacts of displacement, ringing the need for investigating the issue in detailed and holistic manner. However, it was difficult to capture the entire displaced as subject of the research because it would be difficult to address the matter under consideration in a comprehensive and holistic manner within short period of time. As this study intends to approach the phenomenon in depth, multiple themes were included in the interview and thus, the available time for work was insufficient to conduct interview with the whole displaced people. On the other hand, the fewer case communities are, the more a work merits the intended in-depth understanding of the phenomenon (Gerring, 2007). Therefore, in this study, displaced people to Bole Bulbula condominium site were considered as case study participant. However, because they have similarity in many ways, the researcher believed that the case people could reflect the livelihood condition of other displaced people. They lived in the previous area for many years. Similar to other relocatees, they used to live in the heart of the city that was labeled as slum, and which is suitable to generate income, is located close to social infrastructure, bus terminal and main market area. Moreover, like other relocatees, the case communities were also members of various social institutions and had strong social ties in the previous settlement.

For instance, according to the information that was taken from the focuss group discussion of Kirkos subcity of Felege Yordanos area relocatee nearly 80 % of communities were members of iddir and had social ties in the community in the previous location. The same sources also indicate that about 85 % of the community did not want to relocate from their original place.

If this is the case, what has been generated from the case community regarding to the livelihoods of displaced people could reflect the livelihood scenario of other community.

2.24. Conceptual framework

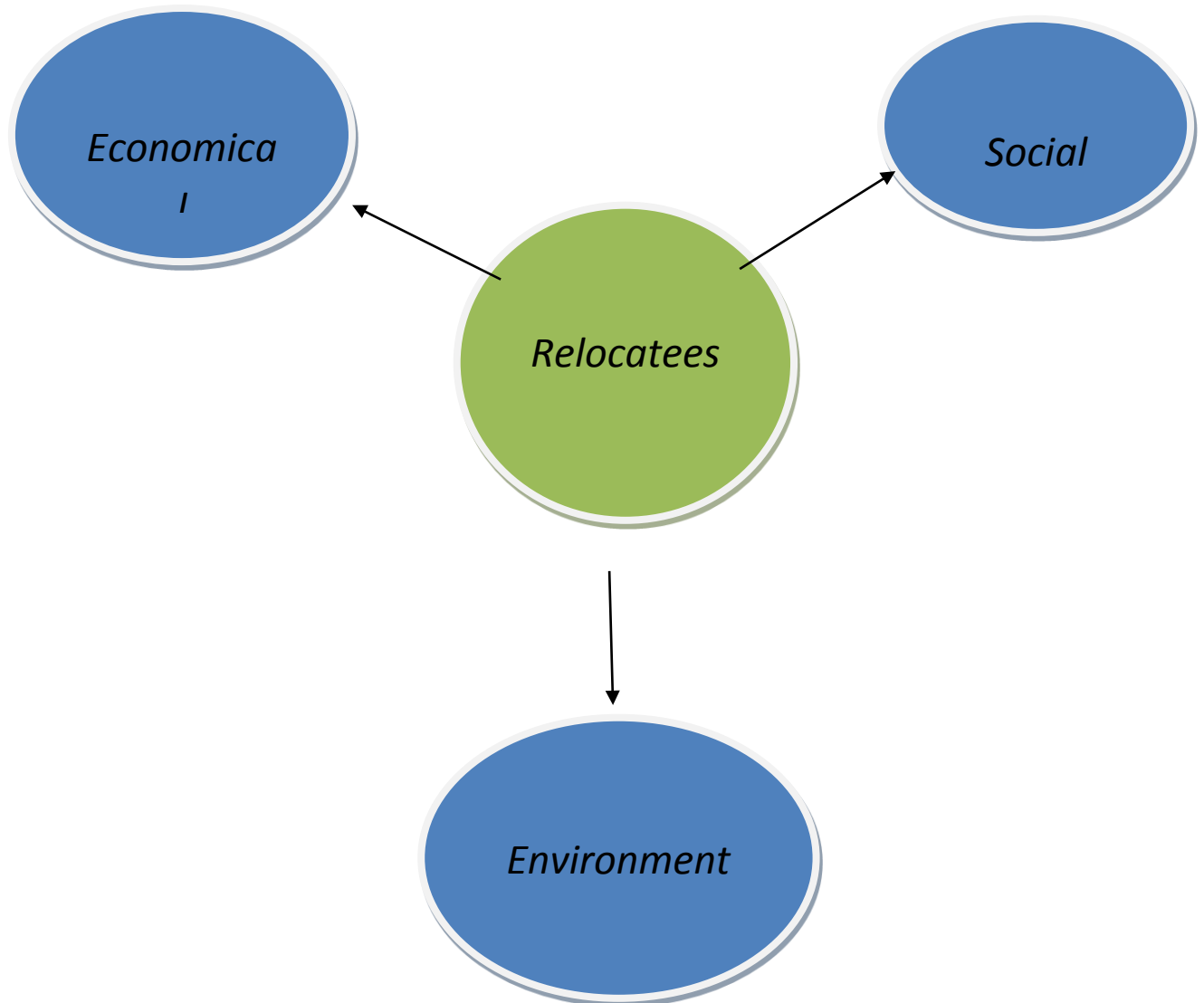


Figure 1: A conceptual frame work that shows the impact of relocatee's on socio, economic and environment in Felege Yordanos, Kirkos sub city, Addis Ababa 201

Impact on social lrelation

Urban renewal causes eviction and relocation of people or business from their original places, hence, people isolated from inner cities were likely to lose important locational advantages linked to their survival, resettlement as well as its own impact on the low income household's income, education, health service, social network and transportation. Furthermore, it results landlessness, joblessness, homelessness, and food insecurity, loss of access to common property resource and social disarticulation were the risks associated with urban relocation. The distance of the relocation site from the original place and jobs are an obstacle to maintain prior

employment. Households were forced to spend more money on transportation after they got to the new relocation area.

Economic impact

Most inner city residents depend on the informal economy, which is mostly neighborhood based. The major urban renewal enhanced the developments of satellite cities far away from the city centre. Hence, renewal induced displacement that compromised the economic ties with neighborhoods and the city centre. Qualitative survey data also confirms that those who had been operating informal businesses lost their income sources despite efforts to sustain their economic activity in the resettlement areas, because their income and economic activities depended on a neighborhood-based clientele network lost in the renewal and relocation process. Estrangement in the new neighborhood and difference in the ways and standard of living significantly hampered easy blending into and restarting economic activities. Specifically, the resettlement area does not actually require the business types that relocatees operated in the inner city. Particularly, business skills that helped their inner city informal activity appeared incompatible in a new and entirely different socio-economic environment. Relocated residents often also mention the incompatibility of the condominium design with the local culture. As a result, condominium living forced them into different lifestyles. Relocatees formerly dependent on house rent could not regain this source of income and these households are now in abject poverty unable to meet their basic needs.

The urban redevelopment initiatives involve relocation of businesses as it applies on relocatees of urban dwellers. Businesses are equally affected as urban dwellers are.

Businesses, in the area where demolishment occur due to the renewals, have equal chances of relocation. The differences are; most business centers are privately owned in rented shops and when the shops get demolished, the businesses displace without compensation.

Environmental impact

The new relocation area formerly serves for different purposes like for agricultural activity, for greenery, open space serves as children playground or for animal grazing. After the resettlement the area already changed by losing its former service. The area was cleaned and highrise buildings were built instead. Due to these the former ecological conditions were changed. The change on the environment causes another challenge on the ecology.

Chapter Three

3. Background of the study area and Research methodology

3.1 Background of Study area

Kirkos Sub-city is one of the 10 Sub-cities in Addis Ababa City Administration. It covers the area of 1464.72 hectares. It is situated in the Central Part of Addis Ababa, bounded from South by Nifas Silk Lafto and Bole, from West by Lideta, from East by Bole and from North by Arada and Yeka. The sub city has different infrastructures like: school, electricity, house based distributed water line, telecom service and road. At present, the Sub-city is divided into 11 Woredas. According to the 2018 report of house and housing of Kirkos sub city, the total population within this Sub-city is 220,991 which are 8.07% of the entire population of the city. From the total population 103,314 are males while 117,677 are females. Lots of people live in Woreda 04 with population number of 25,450 which is 12.87% of the Sub-city population, and relatively few people live in Woreda 06 with a population number of 11,042 which is 5% of the Sub-city population. Averages of 150.88 people in each hectare area of the Sub-city which makes Kirkos the 4th densely populated Sub-city in Addis (Rebecca Admasu, 2018).

The study was conducted at the 'Kirkos sub-city of woreda 21/11 special area of Felege Yordanos sefer. Woreda 21/11 was one of the 11 woredas of the Kirkos sub city and 'Sefere-Yordaos is one of the 146 'sefers'. 'Sefere-Yordanos is bound from North by Gennet Hotel from South by Bulgarian 'sefer' from West by Africa Union hall and from East by Kera. The area coverage of the Sefere-Yordanos is about 19 hectares. The total population Sefere- Yordanos was about 2654 and 1427 (53.77%) female and 1227(46.23%) was male. Means of existence of the area was employment in government sectors and in private sectors, daily labor, trade (formal), 'Gullit' trade and other.

As the area is located at the center of the capital city, the provision infrastructure like health infrastructures, education infrastructures, electric power, safe water provision, with relatively transport access, proximity to market even if for the country's capital market 'Merkato' and they have good access of financial institutions and security institutions is well provided compared to the other sub cities rather than Bole subcity.

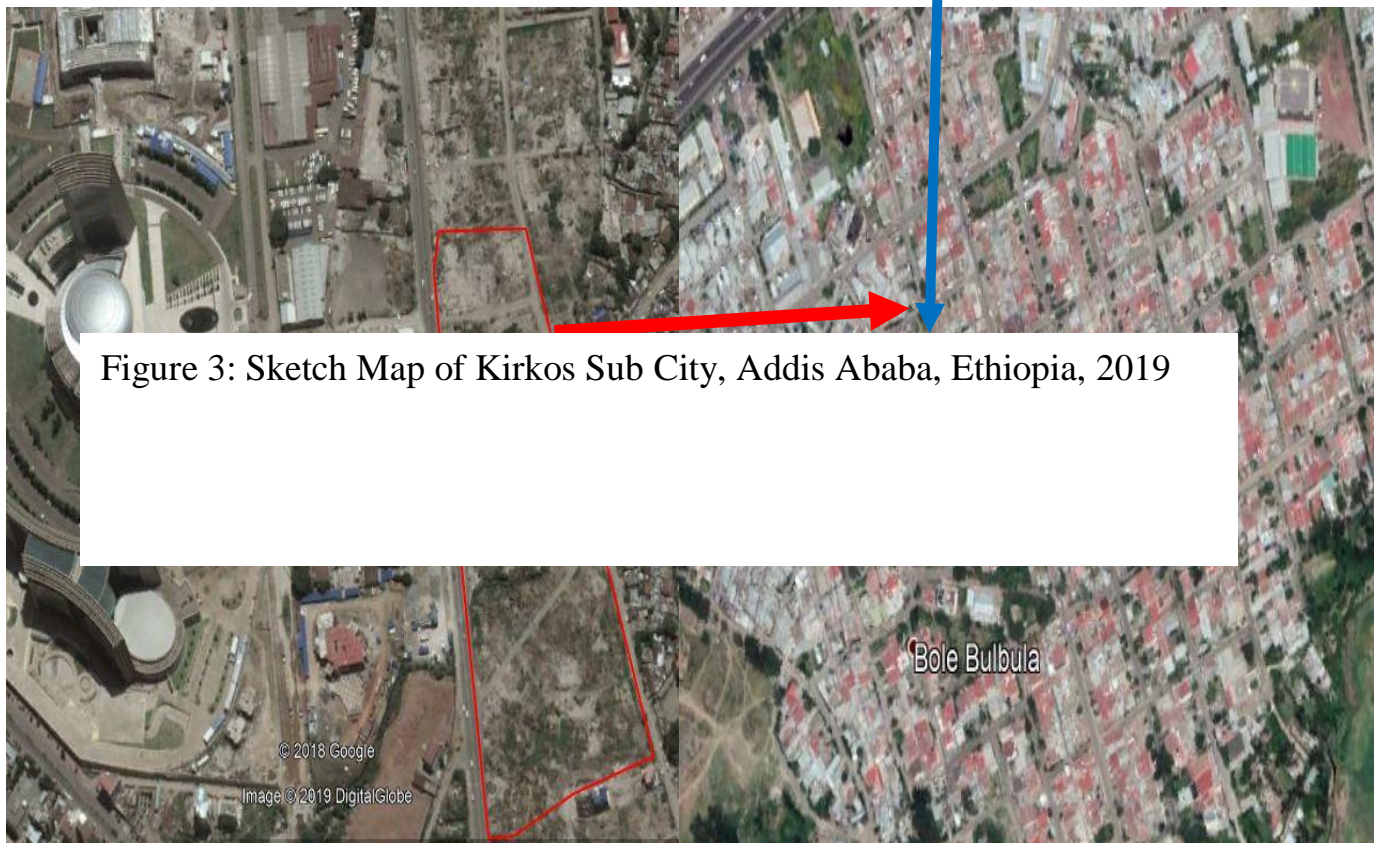
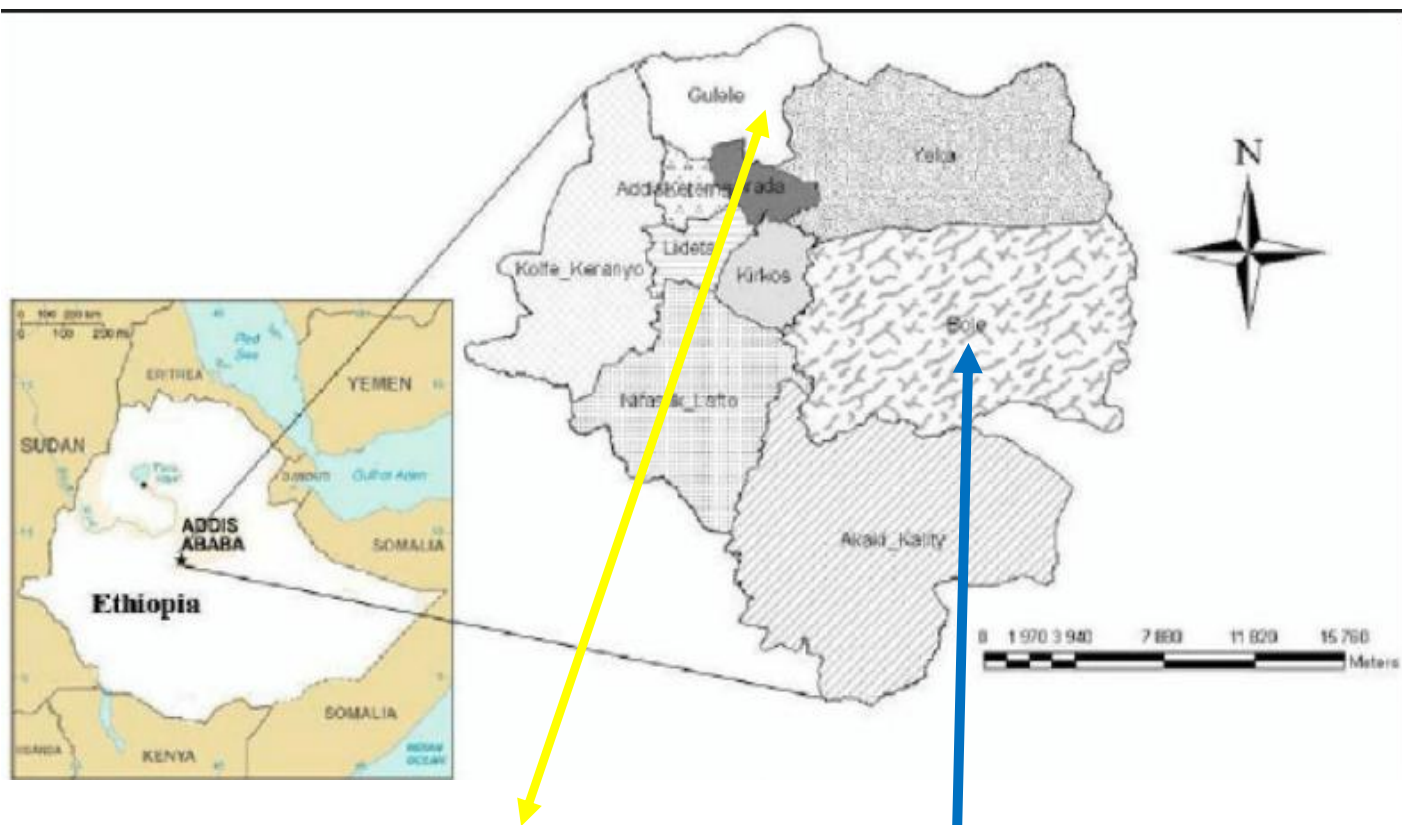


Figure 3: Sketch Map of Kirkos Sub City, Addis Ababa, Ethiopia, 2019

Figure 1 Sketch map of Kirkos Sub city, Addis Ababa, Ethiopia 2019

3.2 Study design and approach

Descriptive study design was used to conduct this study. The researcher has also employed quantitative as well as qualitative research approaches. The gathered data at a particular point in time with the intention of describing the nature of the existing conditions, or identifying standards against which existing conditions can be compared or determining the relationship that exist between specific events.

3.3 Data type and source

Data were gathered from two main sources; primary and secondary. Primary data were gathered from respondent who were displaced from their original residential area to the new place and urban renewal and redevelopment agency officers. The reason is to get the detailed information related to impacts of urban renewal induced displacement and resettlement as well as the difference between the living condition of displaced people as compared to the living condition in the original area.

Urban renewal agency officers are the source of research data because they implement the policy related to urban renewal and this research intended to get the background information behind this project implementation.

Secondary data were gathered from different written materials such as books, internet websites, thesis and researches, magazines and other related literatures to support the relevance and validity of the primary data.

3.4 Sampling technique and sample size determination

This research was conducted at Kirkossubcity, FelegeYordanos renewal site. There are about 696 displaced household from the area to other sites. Among these displaced households I, decided to target on those 382 household which are affected by the relocation process. This is why the relocates have homogeneous character. Accordingly, from these households 20% (76 respondents) have been purposely selected.

Therefore, from those 150 household of renters of kebele house those want condominium house 30 household, from 75 kebele house renters those want another kebele house out of the renewal area 15 household, individual house owners those want compensation and condominium house

15 households and individual house owners who want compensation and land and build their own house 16 household and was proportionally allocated.

To fill the information gap and adequate data both probability and non-probability sampling has been used as sampling techniques. According to Gay and *et al* (2003), the sample of 10% to 20% of the target population is often used in descriptive research for the large population. So that the researcher selected 76 peoples (20%) through systematic sampling as shown below;

$$nth\ term = \frac{TotalPopulation}{RequiredNumber}$$

$$nth\ term = \frac{382}{76}$$

$$nth\ term = 5$$

First, the total population was alphabetically arranged in ascending order and the sampled household was selected, after 5th household.

The respondent households were identified by systematic sampling method. Accordingly, those households that have been displaced from Kirkos subcity were dispersed in to different subcity. From Bole subcity, Bole Bulbula condominium site, Kirkos subcity Woreda 04, 06, 08, 09 and 10, and Nifas silk Lafto sub city woredas are the site where the displaced households have been found and were used during the study.

Additionally, from Kirkos subcity, wereda 21/11 land administration and management office, Addis Ababa city government housing administration Agency heads (head and vice head) and Addis Ababa city government housing administration urban renewal and redevelopment directorate two officers has been identified and taken purposively.

As Waliman (2006) states that Systematic sampling is an alternative to random sampling and can be used when the population is very large and have not known characteristics.

3.5 Tools of data collaction

It is evident that any research is based on data which can be gathered through different tools. The quality of research finding is highly influenced by the reliability of data and efficiency of data gathering tools. The same is true for this research. Data related to challenges of urban renewal

projects and relocation of people was gathered through questionnaires, interview, focus group discussion and observations.

3.6 Questionnaires

Questionnaires are the most important data gathering tool in this research. This method of data collection is quite popular, particularly in case of big enquiries. It is being adopted by private individuals, research workers, private and public organizations and even by governments (Kothari, 2004). The researcher has prepared both closed ended and open ended questions for the respondents in written forms. Additionally the questionnaires were prepared both in Amharic and English version to get reliable data from the respondents. This method is due to there is low cost even when the universe is large and is widely spread geographically, it is free from the bias of the interviewer; answers are in respondents' own words, respondents have adequate time to give well thought out answers, respondents, who are not easily approachable, can also be reached conveniently and large samples can be made use of and thus the results can be made more dependable and reliable (Kothari, 2004). Close-ended questionnaire is used to generate statistics in quantitative research (Dawson, 2007).

3.7 Interview

It is the second tools of gathering data when data gathered through questionnaire is not satisfying and need some personal elaboration. Structured interview checklist and recorded their response through electronic multimedia. Finally their responses were organized and analyzed qualitatively. This method is to get more information and that too in greater depth can be obtained, interviewer by his own skill can overcome the resistance, if any, of the respondents; the interview method can be made to yield an almost perfect sample of the general population, there is greater flexibility under this method as the opportunity to restructure questions is always there, especially in case of unstructured interviews, observation method can as well be applied to recording verbal answers to various questions, personal information can as well be obtained easily under this method, samples can be controlled more effectively as there arises no difficulty of the missing returns; non-response generally remains very low and the interviewer can usually control which person(s) will answer the questions (Kothari, 2004).

3.8. Focus group discussion

The focus group discussion was held at the Bole sub city, Bole Bulbula condominium site with the representatives of the relocates to discuss on the issue of relocation. Each and every challenge faced and prospects of relocation were the agenda of the discussion. For example, lack of awareness creation, the urgency of the relocation and the unfairness of the compensation was discussed. From the stage what we understood that the relocates were not happy on the program. They were exposed for different types of crisis, like additional transport cost, loss of job, transportation problem, distant from market place, lack of infrastructures and so on.

3.9. Data organization and analysis

Data gathered from interview and questionnaires were analyzed in two major ways. Those are qualitatively and quantitatively.

Respondents were given non-quantifiable data through interview, and close ended questionnaires. These responses from interviewees were composed, organized and analyzed in words (narration). But data gathered through close ended questionnaires were analyzed in quantitative (numerical ways).

Then, the analyzed data were presented in tables as well as there is word analysis under each table. Finally based on the results; interpretation, conclusion and recommendation will be drawn.

3.10. Ethical consideration

The ethical clearance was obtained from Addis Ababa University ethical review board. Permission was also being sought from all respondents and municipality to commence data collection. Written informed consent was also obtained from individual households. The data collected from household samples was also used for research purpose only. Household heads have been informed that their participation in the study is based on their willingness and refusal has no any health service consequence.

Chapter four

4. Result and discussion

4.1 Socioeconomic characteristics of respondents

The result of the study conducted in Kirkos subcity of Felege Yordanos renewal site was indicated in Table 4.1, on renters of kebele house and choose condominium house for residential shows that more than half 10 (66.66%) was male and the remaining 5 (33.33%) were female.

Concerning to educational level of respondents', 6 (40%) of respondents attend their education up to primary school level, 4(26.66%) of respondents attend their education up to high school (9-12 grade) and 4(26.66%), attend college level whereas 1 (6.66%) of them not attend education. On the other hand, majority of respondents were married 10 (66.66%) and only few of them 5(33.33%) were divorced.

From the total 15 respondents majority of the household consist four to seven family members which accounts 10 (66.7%) and followed by a family size of more than seven 3 (20%) and the remaining 2(13.3%) of households contain a family member of one to three.

Regarding to the relocatees previous life and ownership of housing condition, the finding revealed that, from a total of 15 respondents, about 3 (20.0%) lived Felege Yordanos area for more than 31 years, 5(33.33%) of the households live for 16 years to 20 years and 4(26.66%) 21 years to 30 years accounts 2(26.66%) of the sampled households. From the total relocatees, only few of them 1(6.66%) live this area for less than 10 years. On the other hand, the result of the study shows that, from a total of sample relocatees faced different challenges due to inappropriate relocation procedure. During this study, 9 (60.0%) of them face a mental and psychological disorder, 4 (26.6%) of them face a family disintegration and both educational dropout and divorced accounts 2(13.33%).

Table 4:1 Socio-economic characteristics of respondents those renters of kebele house and receive condominium house in Kirkos sub city, Addis Ababa 2019.

Characteristics		Respondents current home owners					
		Kebele house renter, and receive condominium house		Had private house, and receive condominium house with compensation		Kebele house renter, and receive another kebele house	
		Fre.	%	Fre.	%	Fre.	%
Sex	Male	10	66.66	9	60.0	8	26.64
	Female	5	33.33	6	40.0	22	73.33
Level of education	Never attend	1	6.66	0	0	0	0
	Read and write	1	6.66	0	0	0	0
	Elementary (1-6)	2	13.33	2	13.33	0	0
	Junior (7-8)	3	20.0	3	20.0	4	13.33
	High school (9-12)	4	40.0	3	20.0	22	73.33
	College	2	13.33	5	33.3	4	13.3
	Degree and above	2	13.33	2	13.33	0	0
Marital status	Married	10	66.66	9	60.0	18	26.64
	Unmarried	2	13.33	4	26.66	2	6.66
	Divorced	0	0	0	0	4	13.33
	Widowed	3	20.0	2	13.33	6	20.0
Family size	1-3	2	13.33	2	13.33	8	13.33
	4-7	10	66.66	10	66.6	20	66.6
	More than 7	3	20.	3	20.0	6	20.0

As it was indicated on Table 4:1 of similar study conducted in Kirkos sub city, on those who had private house and choose compensation and condominium house, almost more than half of residents were male which accounts 9 (60.0%) while the remaining 6 (40.0%) were female in sex.

Concerning the education level of the respondents the study found that, 5 (33.33%) of respondents has been attending college, 3 (20.0%) attend up to high school (9-12) and the remaining 2 (20.0%), 3 (20.0%) attend their educational level up to elementary (1-6) and junior (7-8) respectively. On the other hand, from a total of samples household, majority of respondents were married 9(60.1%), divorced family accounts 4 (26.66%) and the left 2(13.33%) of them were widowed.

4.1.1 Social life

Membership in community organization such as *Idir* (funeral association), '*Iqub*' (saving and credit group) and *Mahiber* (religious grouping) is necessary for the community, because it represents social security arrangement. Most people (82.6%) in Addis Ababa belong to idir, which is a non-profit membership organization that helps its members or their families during bereavement (sadness). Members make monthly contributions and in return 'idir' provides financial and social support during funerals. Religious groups account for 15.5% while microfinance associations account for 9% of the association membership. 'Equb', a microfinance association, is the most important source of credit for the poor who are unable to secure loans from formal institutions.(UN Habitat, 2007).

Out of the many types of *Iddir* (based on ethnicity, sex, age, work place and residence) the most dominant is community *Iddir*, also called, *Yesefer Iddir or ye Kebele Iddir*. It is formed by households living in the same neighborhood (sefer/kebele). Members are expected to pay their dues, attend meetings and participate in burials by accompanying the coffin (box), extending emotional support to the bereaved and offering food and drink to mourners. Culturally, there is a general belief that the more a funeral is attended by as many people as possible the more the status and respect attributed to the deceased and bereaved, (Elias Yitbarek, 2008). Social community participation in Ethiopia especially in slum area has played a great contribution to help each other. Study indicated that the participation of the social community of the people became weaken when the people dislocated from the area (Gebre Yintiso, 2007).

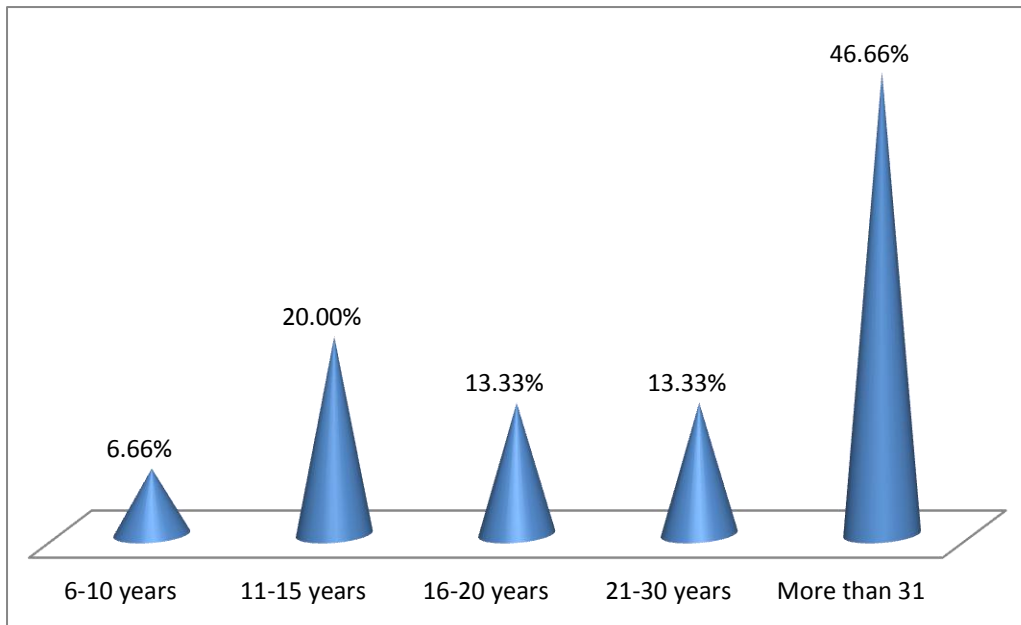


Figure1: Duration of the respondent's live in Felege Yordanos before relocation, 2018.

Regarding to the relocatees previous life and ownership of house, the finding revealed that, from a total of 15 respondents, about 6 (40.0%) lived in Felege Yordanos area for less than 15 years. On the other hand, the householders those live for more than 31 years accounts 7(46.66%) of the sampled household. From the total relocatees, only few of them live this area for 21years to 30 years which accounts 2(13.33%). Thus, the renewal program of the Felege Yordanos is caused a significant influence on relocatees. Most of the relocatees' socio economical activities were highly disrupted from its previous status.

4.2 Ownership of the house previously

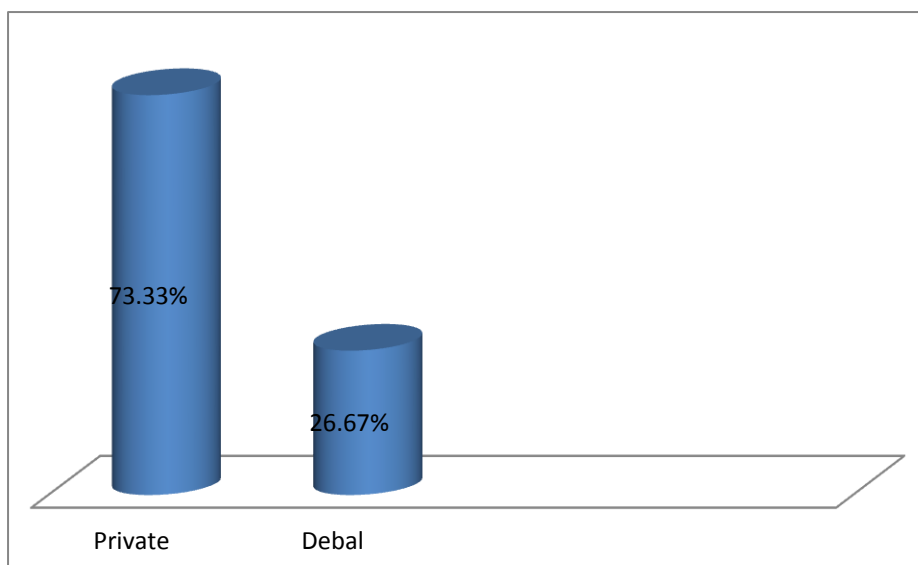


Figure2 House ownership status of respondents before the relocation, 2018.

As it was shown on the figure above, from the total of respondents about 73.33% of them live in their private house whereas the remaining 26.67% of them has been living with the household as a commonshare (debal). Hence, some of the respondents are not enabling to have their own home; they were enforced to be live with other householder closely.

4.1.3 Physical and psychological impacts of renewal program on relocatee

During renewal program displaced society has been exposed for many problems particularly in society where there is low awareness of urban land management. As the finding of study conducted shows that, the non-material impacts that caused looks like; human rights violations, deep fractures in social structures, networks and ties, threats to cultural identity and health, and destruction of social capital. In addition to this the loss of social capital is particularly serious, as it diminishes the society's capacity to withstand non-project related threats. Social capital is so interlocked with routine economic activities that its degradation is likely to limit the restarting of post-displacement economy.

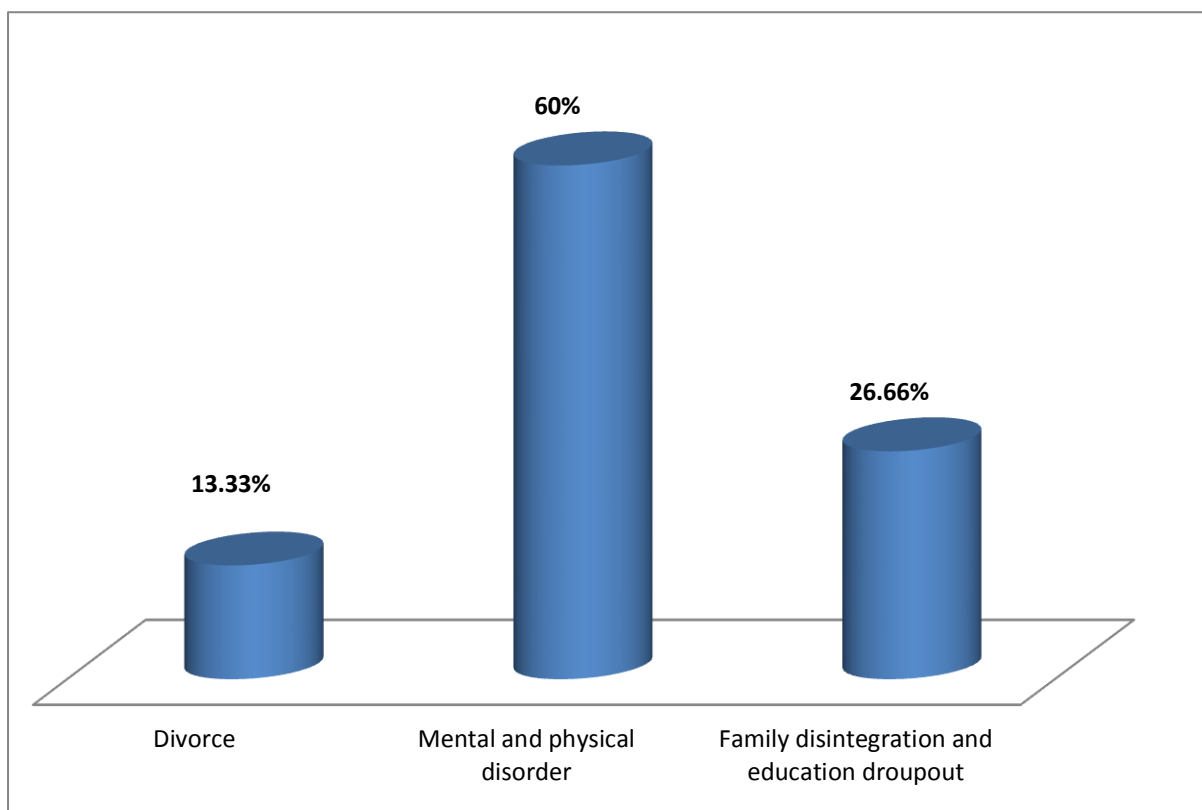


Figure 3 Negative impact of Felege Yordanos renewal project on relocatees, 2019.

Unplanned and poor design of urban development program has a significant impact on the social, economical and healthy of society. Most recent study conducted on impact of urban development on relocated household show that, furthermore, the study conducted on the challenges of urban renewal on relocatees revealed that, the program of renewal project that has been planned to be implemented in Felege Yordanos area have didn't achieved its plan of the beginning.

Despite of the renewal program engaged the reuse of land for new purpose to enhance life condition, housing and living environment of relocatees, but the Felege Yordanos area project which established on the renewal program did not prevents the inappropriate development of the use of land for building. For instance, the area from where the former residents displaced has kept as it is, instead for profitable investment, it was exposed for illegal activity and the society those live around there has complained on the project. On the other hand, the renewal program planned at this area was causing direct impact on relocates. As the study shows that, about 60% of the respondents were raise complain, the renewal program has a direct impact on the mental and physical disorder of relocated society. In addition to this, about 26.66% of the relocatee's family has been disintegrated and cause dropouts of students from education. Not only this, around 2(13.33%) of respondents were divorced due to the establishment of this renewal program.

The resettlement sites should be selected to maintain the proximity of affected people to established sources of employment and income to maintain neighborhood networks. However, either the government of Addis Ababa city or the private developers did not resettle the relocatees to an area chosen.

The problem behind the occurrence of this critical problem is due to no discussion made with the affected community of the Felege Yordanos area before the displacement program. In addition to this, the movement of the population was not planned, thus, the time given for them to move from Felege Yordanos area is very short. Thus, most of the relocated respondents were exposed for challenges.

4.1.4 Influence of relocatees on job

Relocation involves not only the physical eviction from a dwelling, but also the expropriation of productive sites and other assets to make an alternative use possible. Urban Renewal challenges in Addis Ababa city, Kirkos Sub city Felege Yordanos area show that, the unemployment is highly increased after relocation in relation with the demolishment of the private or own-business in city centers. For the question what kind of job they do currently, 39 (50.7%) replied

they do nothing and 12 (17.1%) engaged in daily laborer & other works, even if it is a “sometimes” opportunity. 19 (13.6%) replied that they are trying to start their own business in the new settlement for survival. The others 4(5.7%) and 3 (4.3%) are government and NGOs employees respectively.

4.1.5 Relocated with compensation of land and money

As it was clearly shown on figure 4 below, concerning to the livelihood of the sampled relocatees those who had private house before relocation and currently receive compensation land and money build their own home, the survey conducted in Felege Yordanos area shows that, majority of the respondents were significantly engaged in trade. For instance, respondents those had private house and got compensation for land and built their own home were actively participating on trade, employment and other job currently accounts 46%, 28% and 26% respectively. The relocatees has received the compensation cost of their previous home and they are dispersed from the inner of the city, the compensation cost they recieved help them as an initial capital for joining of this occupation. Thus majority of them are actively participating on trade.

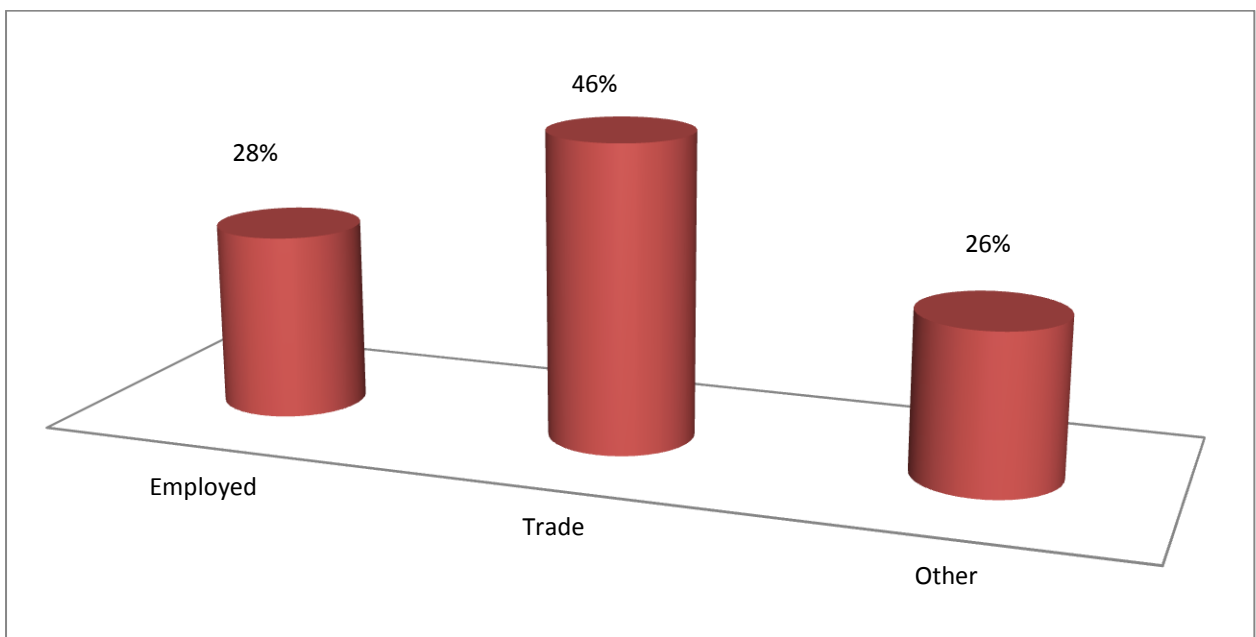


Figure 4 Livelihood of relocatees before and after relocation those who had private home and receive compensation and build house.

4.1.6 Kebele house renters compensated with condominium houses

The same study conducted on respondents those who live within in the kebele house by rent before and currently live in condominium house shows that, they had been involved on different

jobs. As it was shown on figure above, most relocatees' has been dominantly involved on daily labor wage which accounts 30%. Next to daily labor wage, about 24% of relocatees has been engaged on 'gullit' trade and while the rest 22% and 12% are currently participating on trade and employed in both governmental and private sector.

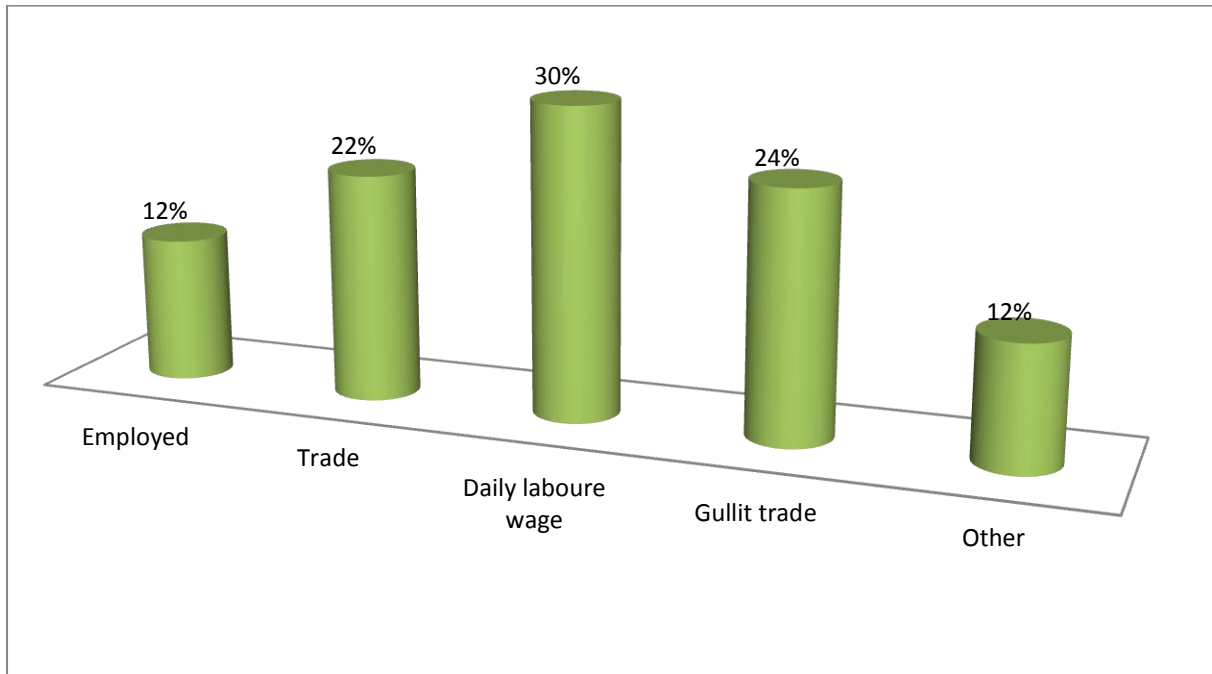


Figure 5 Respondents those renters of kebele house and choose condominium house

4.1.7 Kebele house renters relocated to another Kebele house

Regarding to the respondents those who previously live in Kebele house and change their home following the relocation program to another area of Kebele house, they have also been currently engaged in certain jobs. For example, from the total of 30 sampled relocated respondents, majority of the respondents were involved in trade. In addition to this, the employed man power accounts 28%, daily labor wage 20% and were the remaining 20% of them has engaged on 'gullit' trade currently.



Figure 6 Livelihood of relocatees those who live in Kebele house as rent and choose another Kebele house.

4.1.8 Private owners compensated by condominium

The result of sampled study conducted on livelihood of relocates of those who had private house before relocation and receive compensation and condominium revealed that, most of the respondents that means about 28% of the total were engaged on work.

Next to employment, the study conducted at Felege Yerdanos area shows that, the relocated respondents those who have been engaged on small trade accounts 24%. In addition to these relocatees has also been involved on skilled daily labor wage (20%), ‘gullit’ trade (20%) and the rest 8% of them were participating on different jobs other than this. Eventhough the respondents have been participating on different job recently in the areas where they live, but their income was relatively lower than the previous one. This is due to the relocatee’s adaptability to new area where they live now days.



Figure 7 Livelihood of relocates those who had private house before and receive compensation and condominium house currently.

4.1.9 Engagement of relocatees on the previous job

The study conducted shows, the majority of those who own their home and receive compensation for house and land and built new house for residential out of 15 respondents 12 (80.0%) were still engaged in work that they working before relocation and only 3(20.0%)of them change. This may closely related with the compensation finance they received help them as initial capital for still working.

Almost all of the respondents did not happy for the relocation oriented development. Further they say that even if the development is very crucial for both economic and social benefits, the development should be well planned before implementation. Thus, it is better to practice oversite relocation.

Currently due to urban expansion and slum clearance displacement has been increasing rapidly worldwide particularly in the large cities of the developing countries. Similarly Ethiopian urban population remains small but, rapidly expanding to grow at much rate than rural areas.

To promote sustainable private sector investment, the resettlement sites should be selected to maintain the proximity of affected people to established sources of employment and income and to maintain neighborhood networks.

However, the study conducted in Kirkos sub city revealed that, the of the respondents majority (30%) of them were participate on the daily labor wage, “ gullit” (22%), private business (22%) and while the remaining was on the job that were employed before relocation. However, majority of the respondents were currently not engaged in work that they had before relocation and only some of them consistently working their previous job.

Table 2 that shows the relocatees currently engaged in work that they had been working before relocation.

Characteristics	Yes		No	
	Frequency	Percentage	Frequency	Percentage
Had private house and choose compensation land and built their own house	12	80.0	3	20.0
Renters of Kebele house and choose condominium house	5	33.3	10	66.7
Renters of Kebele house and choose kebele house	6	40.0	9	60.0
Had private house and choose compensation and condominium	6	40	9	60

Source: Field survey, February, 2018

The new location area and resettlement program has an impact on their previous work as well as life. The program specifically exposing them for different types of expense and problems such as capacity to purchase a basic necessity, transportation cost, unsafe and inadequate water supplies and inaccessibility to market and school.

A study conducted in Addis Ababa by GebreYntiso (2008) and Birhanu Zeleke (2006) at Kazanchis residential show that, urban development and displacement has a direct impact on low-income households. In addition to this, the residents were also displaced without appropriate planning and involvement of the residents. Another study conducted by Frehiwot Tekalign (2013) show that, social capital of the displaced people has been affected by the relocation program.

Due to unavailability and no establishment of committee in condominium residential area most of their livelihood has been facing problem. Even if the magnitude of the problems faced has

been different from area to area. This may closely relate to inappropriate guide utilization, responseless of professional and low awareness of the relocatee'. Concerning to the housing condition, morethan half of them has got better house in size and only few of them were got small size than their previous house.

On the otherhand, most of them got good in quality and only few of them have got best constructed than their previous houses. Concerning to the infrastructure provision the study shows that, there is poor water supplementation, electric provision and moderate road accessibility and sanitary or drainage line than the previous house.

Social capital is so interlocked with routine economic activities that its degradation is likely to limit the restarting of post-displacement economy (Theodore and Carmen, 2000). However, the study conducted in Kirkos sub city shows that, the duration of time given for resettlement was very short. Almost all of respondents say that the time given for us for settlement was within three days. Favoring for the benefit of the Quatar king BIN Amin Salman for investment was the reason for what the residents urgently relocated. Due to this urgent relocation, majority of the respondents were exposed for loss of material as well as social life. This has agreed with the study conducted by Theodore & Carmen, 2000 which states that, the loss of social capital is particularly serious, as it diminishes the society's capacity to withstand non-project related threats.

4.2 Infrastructure provision

4.2.1 Safe and adequate water supply

As it was indicated on Table 3 below in most of the sampled residence the provided infrastructure were poor. For instance, for those who rent Kebele house and want to have condominium when we look the provision of clean water is only 46.7% of them as got enough and safe water supply. Furthermore, about 53.3% has poor supplementation of clean water.

4.2.2 Road Sanitary and drainage line

On the other hand, about 46.7% and 40% of respondents has been satisfied and more than 60% and 56% of them are complaining with the provision of road and sanitary facility respectively.

4.2.3 Electricity

Additionally, the respondents those had raised a complaint with the provision of poor electric supplementation accounts about 80%. Concerning to those who previously had private house but choose compensation and condominium house, the founding of infrastructure provision was still poor. However, when these two residential has been relatively compared with those of Kebele house renter and choose another Kebele house provision of infrastructure was poor. This may attributes the existed kebele house and constructed yet will have infrastructure supplementation.

Table 3 Infrastructure provided for relocatees of those which renters of Kebele house and choose condominium house at Bole Bulbula condominium site in Bole sub city in Addis Ababa 2018.

Characteristics		Infrastructure provided							
		Water		Road		Sanitary or drainage line		Electricity	
		Fre.	%	Fre.	%	Fre.	%	Fre.	%
Kebele house renters and choose condominium	Poor	8	53.7	5	33.3	6	40	6	40
	Fair	6	40.7	3	20.0	5	33.33	5	33.33
	Good	1	6.6	7	46.7	4	26.66	4	26.66
Had private house and choose compensation and condominium	Poor	12	80.0	10	66.66	10	66.7	7	46.7
	Fair	3	20.0	3	20.0	4	26.66	4	26.66
	Good	0	0.00	2	13.33	1	6.66	4	26.66
Kebele house renters and choose another kebele house	Poor	13	43.3	13	43.37	11	36.66	2	6.66
	Fair	17	56.7	16	53.33	18	66.66	7	23.33
	Good	0	0.0	1	3.3	1	3.3	21	70

Source: Field survey of March 2018.

4.2.4 Type and condition of home received by relocatees

Regarding to the qualification of home size when we look from Figure 8 below, relative to their previous house the study conducted in Kirkos sub city, FelegeYordanos area shows that, about 66%, 68% and 100% of those who earn condominium, use another kebele house and got compensation with condominium house residential were satisfied respectively. However, there are only 10% of those who got condominium was complained with size of house.

Despite of degree of satisfaction is homogeneous among the beneficiary of condominium and kebele house, households those who had receive both condominium house and compensation are more satisfied than other one. This was closely attributes to respondent were more enable and strong in financial to full fill the remaining infrastructure for the house they has gate.

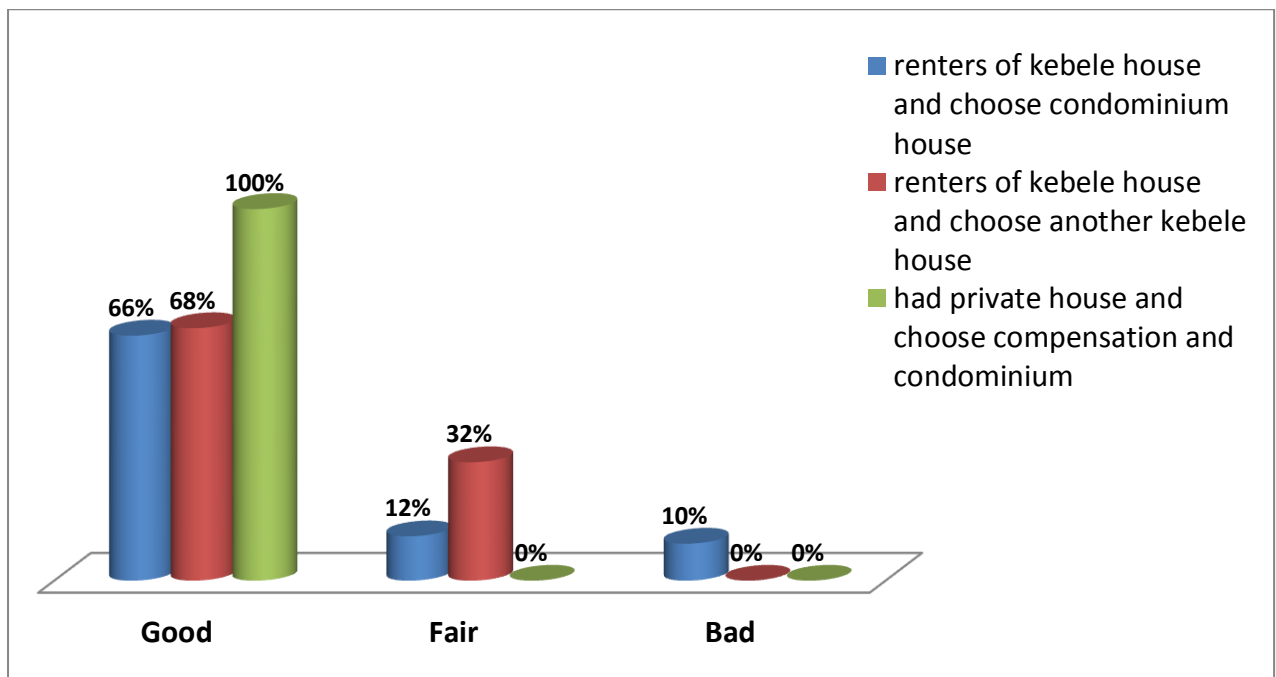


Figure 8 Qualification of owned new house after relocation of people from their previous house in size, Felegeyordanos, Kirkose sub city, Addis Ababa 2018

As it was indicated in Figure 5.3, concerning to the qualification of new house constructed and given for relocatees; the study found that, almost all respondents were satisfied with the material used for construction and its qualification relatively compared to their previous housing. For instance, those of whom renter's kebele house and currently got condominium 72%, those who live within kebele house and got another kebele house 52% and those who had private house and got compensation with condominium in all were very happy with its dwellers. But, relatively

there is no raised complain with the constructed qualification of house when compared to with previous house.

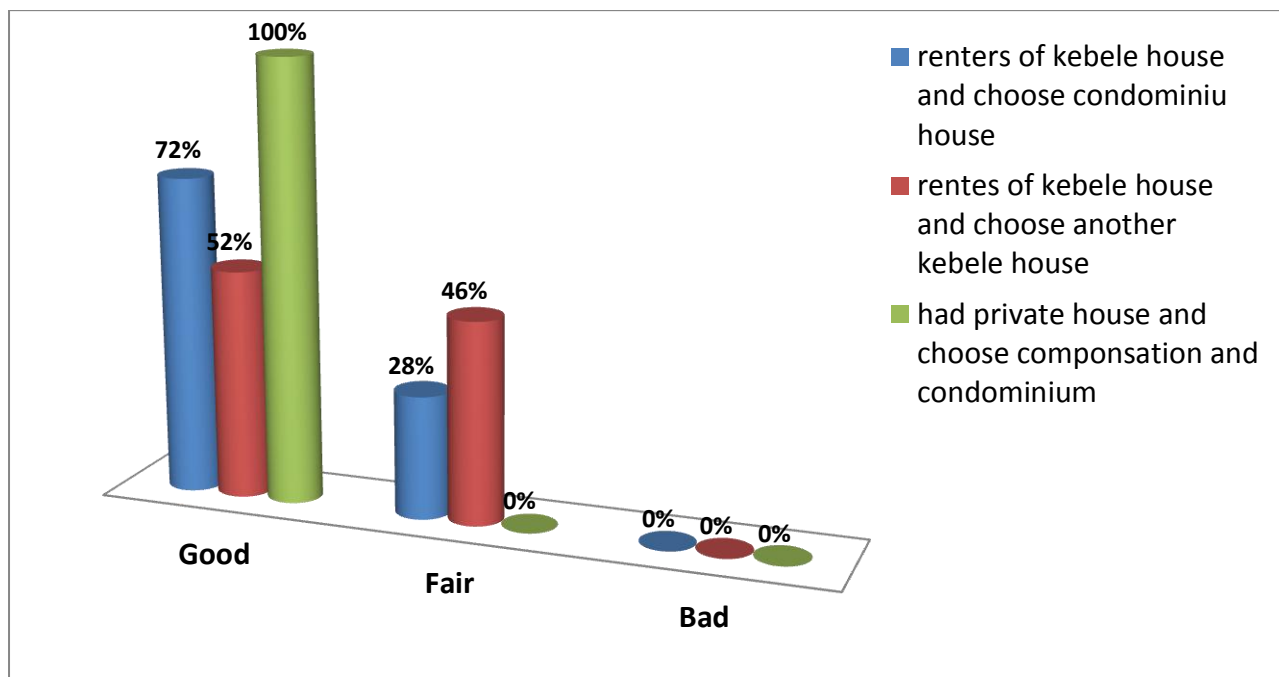


Figure 9 Qualification of new house in building construction after relocation relatively compared to previous house, FelegeYordanos, Kirkos cub city, Addis Ababa 2018

4.2.5 Educational infrastructures

A citywide baseline survey has indicated the most important problem challenging the education sector of Addis Ababa City Administration are shortage of school, uneven distribution, inconvenient location, inefficient management, lack of expansion area, dilapidated school building due to lack of proper maintenance (Fetsum, 2007). Most of the time educational institutions tend to concentrate in central areas people living in inner cities enjoy better access to educational facilities compared to those living in the suburbs.

This research area is more affected than the rest of the suburb parts of the city. For example according to Addis Ababa Educational Bureau, 2007 Arada sub city has 52 primary school and 18 high school including owned by government, public, private, missionary. It is better comparing with the others. For example, in Akaki Kality sub city there is 35 primary school and 5 high schools only found. The number of educational center is affected the cost that spent to school, other interests and choosing the alternatives to quality of education. The more number of schools access the better to choose. And the less number more to go far distance to get the school.

Respondents were asked to compare the relative distance of their current house to the nearest primary and high school before and after they got the chance of the condominium houses. From this research area of Bole Bulbula condo respondents, 100% of them responds near to primary school that is found <3km to the site, but, This primary school only one and not accommodate the childrens the new comer residents. Regarding the next levels of education that means the junior, secondary and tertiary level all respondents and focus group discussion participants responds none it exist.

Due to the above multi problems the relocates incur additional cost for the students' house rent, additional transportation cost and expenditure in to two places like for the rest family at the condominium site and for the students of those near to school.

4.2.6 Health infrastructures

Suburb does not have adequate number of primary health centres and dispensaries and are deprived of basic health services. Therefore, they are frequently exposed to high mortality and morbidity rate. The people of condominium dwellers of Bole Bulbula incur additional cost for emergency case at night time for their families. Source: Respondants and focus group discussions.

4.2.7 The urgency case

The adverse effects of the practice of mass demolition of property and forcible resettlement from inner-city areas are well documented. The disruption of the informal economy of the low-income groups, increasing burden on the public sector in terms of the provision of replacement housing and services, disruption of the social fabric and links with the past are some of the negative consequences of this approach.

As the information obtained from focus group discussion conducted on October 24/2018, the time duration given for the resident of Felege Yordanois area is very short less than three days. Due the shortness of the time the area was demolished forcibly with out the wellness of the people. This was happen for favouring an investor and displacing the people from their original settlement.

Even if the relocation process was urgently takes place, the redevelopment activities were still not in practice. The vacant place was simply fenced, idled and served for illegal practice for cultivation of drug and coverage of drug users.

4.3 Prospects of urban renewal projects

For developing country like Ethiopia, urban renewal projects were not only improving the life of slum dwellers but also it helps urban beautification, improving the level of urban greenery and promotes urban infrastructure provision. In addition to this, the growth of urban center could also bring economic prosperity and increase standard of living.

Thus, the rationales of urban renewal are closely related with the problems of urbanization. However, urban development pattern affects urban centers through renewal strategies.

One of the major cause of urban renewal which is manifested in most urban center is economic transition. Urban centers need to adapt themselves with the continuous changing world. Adaptation and replacement of buildings are mainly due to economic pressure than physical deterioration. Thus, the inner city area, which was once active, could be totally obsolete unless it adapts to the changing demands. In the process, economic development could lead to expansion of business and hence the competition for inner-city land will be intensive. This is true for Felege Yordanos area, that the renewal program was not only for renewing the area butr also by clearing the area attracting investors is the basic issue.

The problems in inner cities, congestion, substandard unsanitary houses where the poor who have no choice left on derelict and old part of the city. As the communities become more marginalized, the empty buildings and space encourages vandalism and crime.

Thus, the investment of inner city for our country, particularly Ethiopia, Addis Ababa has huge benefits like; supplying affordable home through maximizing the construction of home on a limited area, economic development, to improve living standard of the society live in Felege Yordanos area. On the other hand, instead of having investment in the center of city, the commitment and engagement of community on the urban development is very important.

Behind of condominium house provision for the low and medium income group, the integrated housing program has been contributed a significant role in poverty reduction by increasing jobs opportunity, reduce urban unemployment, and for establishment of many enterprise those engaged on house construction.

In addition to this, the constructed and provided condominium houses for relocatees can ensure the owner of the house. Even if there is a disruption of infrastructure at the condominium house, but most of the house constructed has a good separated room and space for living. Furthermore, the relocatees of those stand from renter of Kebele has also received their own condominium home. The home constructed were also has qualitatively guaranteed than the previous home

relatively. This in general enables the home to be safe from being damaged by rain, accident of fire and other manmade disasters.

Chapter five

5. Conclusion and recommendation

5.1 Conclusion

In Kirkos sub city the duration of time provided for the 'resettle' was very short and this condition did not allow enough time for them to prepare shelter and other facilities that are very crucial for relocatee.

As clearly described, concerning to the infrastructure there is poor in water supplementation, electricity, road and health institution than the 'Kebele' house provider and private house holder. This situation was highly affected the social life and economy of the relocates, those dispersed in different areas. Furthermore, the productive activity and business of relocatees were significantly affected due to improper settlement of peoples. Major challenges associated with the Kirkos sub city displaced people involve restoration of wage based such as proximity to jobs, customers and markets.

Hence, once the relocates are informed to be leaving the area and lack of information on physical displaced there is no contain different is follow up to ensure the relocates life and to look the sustainable development of the Kirkos sub city which may influence the urban development and land management of the city.

The process of relocating people from the inner city to new resettlement sites in the outskirts has disrupted the relocates' business ties with customers. Some further work has also been done on displaced people as a result of urban development.

In Addis Ababa, in addition to city beautification, with the demand of land for various development activities in core areas is high and the supply is limited. Both private and public developers target sites that are slum and underutilized in economic terms. Most of the inner city slum is located on lands which are highly suitable for urban development programs that have high potential for return. As a result, people from the core of the city, for instance, Felege Yordanos, moved to distant and peripheral places with inadequate access to urban infrastructure and services.

They were relocated with no consideration of the social and economic consequences of displacement. This further made their livelihood worse thereby threatening their livelihood activities and various assets, such as, financial, social and human relations.

In general the process of relocating people from their previous area to another site where to be resettled has been disrupted social and economical of the relocates'. Thus the program did not meet the sustainable development program.

The people the Felege Yordanos area was relocated out of the urban renewal regulations, that is the duration of the relocating program is very short, within less than three days and the relocatee has no awareness about the renewal program their area and there were not psychologically and economically prepared themselves.

The new area of the relocates were not provided with infrastructures and those the construction process of those houses provided for the relocatees also not completed that means the houses doors, windows, sanitary equipments, electric lines and other internal facilities were not fixed.

The new cities were without communal houses those serve the new coming community for different ceremonial events.

5.2 Recommendations

The following recommendations are forwarded by the researcher in order to overcome the challenge faced the relocated community of Kirkos sub city.

According to the study conducted from four basic resettlement sites more than half was not provided with basic infrastructures, like road, education infrastructures, health infrastructures, water, drainage line. So before resettling the people to another area of resettlement site, the government should ensure either there is infrastructure availability or not. For sustainable development community participation is the basic issue, it creates sense of ownership among the community. So, the community of urban dwellers should have a clear understanding of rules, guidelines and project proposals that are going to be implemented and actively participate in each activity.

Regarding the relocating people far from their former place of residence exposes the relocatee for different serious problems, to minimize such challenges developing half of the targeted area first and shifting the relocatee temporarily to a secured area and develop the left according to the plan of the city administration and not relocate people far from their former place of living to secure their social ties, worship areas and income generating activities, onsite relocation.

Forcibly evicting people from their former place of residence create the community unrest, not accepting the projectand not satisfied on the program, so, providing repeatedly awareness creation programs for the reloatees until reaching on similar consensus with the community.

Different findings show that relocating people affect their social capital, even if relocating people is crucial, the government should resettle the community of similar neighborhood in to similar resettlement site.

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AppendixA

I. Questionnaires For those renters of kebele house and choose condominium house

I am a graduate student at Addis Ababa University Regional and Local Development Studies department, specializing in Urban Land administration and management currently, I am undertaking a research entitled challenges of urban renewal projects and relocation of people in Addis Ababa, Kirkos Subcity of FelegeYordanos area. The study aims to assess the overall economic, social aspects and livelihood situation of the relocated people, government strategies about livelihood of relocated people. To this end, I am approaching and interviewing individuals who are engaged in this activity. You are one of the respondents selected to participate on the study. I confirm you that the information that you share me will kept confidential and only used for research purpose. Thank for your kindly cooperation.

I. Background Characteristics;

1. Name _____
2. Current Place of residence: Sub city: _____ Woreda: _____
3. Age in years: _____
4. Sex: a male female
5. Level of education: never attended read and write elementary (1-6)
Junior(7-8) high school (9-12) collage above, :
6. Marital status: married un married divorced widowed
7. Size of your household? 1 2 3 4 5 above
8. How long did you live at the previous place of residence (Kirkos subcity Felege Yordanos area)? 1-5years 6-10 years 11-15 years 16-20 years 21-30 years 31 years
and above

9. What is your previous kebele housing ownership status? Private (alone) 'debal' living with other household

10. What kind of challenge you face due to this relocation program? divorce
Mental or psychological disorder family disintegration especially children education dropout

II. Reasons for relocation and their perception

1. Are you happy on the relocation oriented development? Yes No
2. What else do you think should be done to develop or to renew the area other than relocation?
3. What do you think about the outcome of such strategies? -----
4. What else do you think should be done to ensure urban renewal program for sustainable urban development? -----

III. Livelihood activities related question:

1. What was your major livelihood activity before relocation? Employed
Trade daily labor wage "gullit" trade other
2. Have you currently engaged in work you had before relocation? Yes No
3. If yes, how your new location impacts on your work? -----
 - a. If no why? -----
 - b. Where do you work after relocation? -----
 - c. How do you see your current work in comparison to the previous one? -----

4. How do you manage the impacts of relocation on your livelihood activities? -----

IV. Vulnerability issue

1. If you had work before relocation, how does income earning opportunity has changed after relocation?
2. Do you think that the change in your income have influence on your capacity to purchase basic necessities?
 - a. Yes No
3. Do you think that the transportation cost you incur to go somewhere from your current place of living is higher than the previous place of residence? Yes No
4. Are there changes in the price of food items in new resettlement area? Yes No
5. How do you perceive quality of living environment at new location compared to the previous place of residence? What was/ is the effect of living in such areas? -----

6. How do you get access to health service in the new location comparing to the previous settlement? -----
7. How do you see water supply in the new location comparing to the previous location? -----

8. How do you get access of education in new location comparing to the previous area? -----

9. How do you get access of transport service in new location comparing to previous area? -----

V. Access and availability of asset

Financial capital

1. Did you generate income before relocation? Yes No
2. If, yes, has relocation impacted on such sources of income? Yes No
3. How do you compare the expenditures that you are currently incurring with the previous one before relocation? Explain.-----

4. Do you save some money from what you were earning before relocation? Yes No
5. Does relocation have impact on your saving? Yes No

VI. Influences of organization and process

1. How do you see the role of condominium house committee in maintaining your livelihood? Explain?-----

2. How aware are displaced people of their rights and of the guideline of relocation? -----

3. Are there any outside actors (NGOs, local government and other institutions) taking any action for betterment? Yes No
4. What is the quality of the new condominium house compared to your previous kebele house in size? Best Better Good less
- In quality? Best Better Good Less
5. How about provision of infrastructure?
- **Water?** Best Better Good Less
- **Road?** Best Better Good less
- **Sanitary or drainage line?** Best Better Good less
- **Electric power provision?** Best Better Good less
6. Is your condominium house floor considers your health condition? Yes No

VII. Urgency case

1. Is the process of the relocation keeps the urban renewal procedure? Yes No
2. The duration given for the relocation was Less than 1 month

1 month 2months 3months 3- 6months 6months-1 year

1 year and above

3. If you concluded that the process of relocation was urgent,

What are the cases for the urgent relocation? Explain. -----

4. What do you loss due to the urgency? Material Social Both

5. What do you think that your new residential areas (condominium site) become developed and better for life? (duration)

Within one year within two years within three years more

I. በመልሶማልማቱምክንያትከነበሩበትቀበሌቤትለተፈናቀሉትናወደቦሌቡልቡላየጋራመኖሪያቤቶችላይትለሰፈሩትነዋሪዎችየሚቀርቡመጠይቆች፡

መግቢያ

እኔአቶደጅኔኃይሉበአደስአበባዩኒቨርሲቲበአካባቢያዊናክልላዊልማትጥናትየትምህርትክፍልበከተማመሬትአስተዳደርየሥራአመራርየሁለተኛድግሪተመራቂስሆንበአዲስአበባከተማአስተዳደር በቂርቆስክፍለከተማበወረዳ 21/11

ፈለገዎርዳኖስአካባቢበከተማማደስናመልሶማልማትናየነዋሪዎችመፈናቀልበነዋሪዎችማህበራዊ እናኢኮኖሚያዊኑሮላይየሚያመጣውጫናበሚልርዕስየመመረቂያየጥናትጽሑፍፊደሚያጠቃልለውበአካባቢዎየተፈናቃዮችንየማህበራዊናኢኮኖሚያዊኑሮሁኔታየሚዳስስናየመንግስትንሁለንተናዊየትኩረትአቅጣጫየሚያጠናነው፡፡

በመሆኑምለሥራዬስኬትግለሰቦችንየመጠየቅናየማወያየትስራስለማደርግእርሰዎምየሥራዬተባባሪእንደሆኑልኝበአክብሮትእጠይቃለሁ፡፡

በዚህአጋጠሚየሚሰጡኝመረጃመልስናሀሳብለዚህጽሑፍብቻየሚያገለግልናየእርሰዎንሚስጥርእንደምጠብቅበእርግጠኝነትላረጋግጥልዎአወዳለሁ፡፡

ለሚያደርጉልኝትብብርበቅድሚያአመሰግናለሁ፡፡

1. ስም _____
2. አሁንያሉበትአካባቢ/ክ/ከ _____ ወረዳ _____
3. ዕድሜ _____ ያታ _____
4. የት/ትደረጃያልተማረ 1ኛደረጃት/ት መለስተኛ2ኛደረጃ 7-8

ሁለተኛደረጃ 9-12

የኮሌጅዲፕሎማ የመጀመሪያዲግሪ ሁለተኛዲግሪእናከዚያምበላይ

5. የጋብቻሁኔታያገባ ያላገባ አግብቶ/ታ/ የፈታ/ች

6. የቤተሰብብዛት _____

7. በነበሩበትየፈለገዎርዳኖስአካባቢለስንትዓመታትኑረዋል? ለ2 ዓመታት

ለ5 ዓመታት ከዚያምበላይ

8. በነበሩበት የፈለገዎት ደረጃ ስለአካባቢ ሲኖሩ የሚኖሩበት ቤት የግልዎ

ከግለሰብ ተከራይተው የቀበሌ ቤት የቀበሌ ቤት በደባልነት

9. ከነበሩበት አካባቢ ሲፈናቀሉ የደረሱበት ችግር ምን ድነው?

የትዳፍች የንብረት ቀውስ የሞራል ቀውስ የልጆች መብትን ሌሎች

ከነበሩበት አካባቢ የተፈናቀሉበት ምክንያት

1. ከነበሩበት አካባቢ ሲፈናቀሉ ደስተኛ ነዎት?

አዎ አይደለም

2. ከነበሩበት አካባቢ ሳይፈናቀሉ አካባቢውን መልሶ ማልማት ይቻል ነበር?

አዎ አይቻልም

ሀ. የኑሮ መስተጋብርን በተመለከተ ነጥብ የሚቀርቡ ጥያቄዎች

1. ከነበሩበት አካባቢ ከመፈናቀል በፊት የኑሮ ዎመሠረት የነበረው ሥራ ምን ነበር?

የመንግስት ተቀጣሪ የንግድ ስራ የቀን የጉልበት ስራ ሌላ

2. የነበሩበት አካባቢ በመልሶ መልማት ስራ ከተነሱ በመተዳደሪያ ሰራዊት ጥለዋል?

አዎ አልቀጠለም

3. ከአካባቢዎ መፈናቀል በሥራ ዎላይ ያመጣው ጫና ምን ድነው?

አዎን ታዊ አለ ታዊ

4. የከተማ መልሶ ማልማት ሥራ በምን ዓይነት ሁኔታ ቢመራ መልካም ነው ትላለህ?

.....
.....

ለ. የተጋላጭነት ሁኔታ

1. ከነበርክበት /ከነበርሽበት/ ቦታ በመፈናቀልህ /ሽ/ በመደበኛ የመተዳደር ያሥራህ /ሽ/ ላይ ጫና አምጥቷል? አዎ አላመጣም

2. መልስህ አዎ ከሆነ ለመሠረታዊ ፍላጎት መግዣ ላይ የአቅም ማጣት ችግር ደርሷል?
አዎ አይደለም

- የመሠረታዊ ሽቀጦች ዋጋ ጤምሮ አል አል ጨመረም
- ዋጋ በመጨመሩ በኑሮ ህላይ ያመጣው ጫና እንዴት ይገለጻል?.....
.....

3. ከነበርክበት /ሽበት/ ቦታ በመፈናቀልህ /ሽ/ ለገበያ ቀረብህ /ሽ/ ራቅህ /ሽ/

4. አዲሱ የመኖሪያ ሥፍራ ለልጆችህ /ሽ/ ገት/ቤት ቅርብ ሩቅ

- ለጤና ተቋማት ቅርብ ሩቅ

5. ቅርብ በመሆኑ የተገኘ ጠቀሜታ ምን ድነው?.....
.....

6. ሩቅ በመሆኑ ያደረሱ ብህ /ሽ/ ጫና ምን ድነው?.....
.....

7. አዲሱ የመኖሪያ ቤት ከነጻ ሩብ ይዘት፣ በጥራት፣ በስፋት፣ በምቹት የተሻለ ያነሰ

8. አዲሱ የመኖሪያ ቤት የውሃ፣ የመብራት፣ የፍላጎት መሥመር ተሟልቶ ለታል አልተሟላለትም

9. አዲሱ የመኖሪያ ቤት ህ/ሽ/ስፋት ጨምሮ ራሱ ቀን ሷል

10. አዲሱ የመኖሪያ ቤት ያገኘ ሽ/ሽውለል ከጤና ሁኔታ ህ/ሽ/ጋር የተገናዘበ ነው?

የወለል ሁኔታ/ቁጥር 1 ኛ ፎቅ 2:3:4፣ ወዘተ አዎ አይደለም

11. አዲሱ የመኖሪያ አካባቢ ለኑሮ ምቹ የሚሆነው መቼ ነው?

አሁን በቅርብ ጊዜ ከዓመታት በኋላ

ሐ. የገንዘብ አቅም ሁኔታ

1. ከመፈናቀል ህ/ሽ/ በፊት የገቢ ምንጭ ነበረ ህ/ሽ/? አዎ አልነበረኝም

2. ከነበር ክብት/ሽብት/በመፈናቀል ህ/ሽ/ገቢ ህ/ሽ/ጨምሮ ራሱ ቀን ሷል

3. ከቀን ሰየኑ ሮህ/ሽ/ሁኔታ እንዴት ይገለጻል?.....
.....

4. በነፃ ለመኖሪያ አካባቢ ቁጠባ ነበረ ህ/ሽ/? አዎ የለኝም

5. መልስ ለአዎ ከሆነ ቁጠባው በአዲሱ የመኖሪያ አካባቢ ቀጥሏል ተቋርጧል

መ. የጊዜ ሁኔታ

1. ከነፃ ለአካባቢ የተነሳኝ ሁኔታ ህግንና ደንብን የተከተለ ነበር ትላላችሁ?

አዎ አይደለም

2. ከነፃ ለአካባቢ የተነሳኝ ሁኔታ በረጅም ጊዜ በአጭር ጊዜ

3. ስለ ከተማ ማደስና መልሶ ማልማት በቂ ግንዛቤ ነበራችሁ?

አዎ የለንም

4. ስለ ከተማ ማደስ ግንዛቤ ከተፈጠረላችሁ በስንት ቀን፣ወርወይም ዓመት ውስጥ ነው የተፈናቀላችሁ?

በቀናት በወራት በዓመታት

5. ከነባር አካባቢያችሁ የተፈናቀላችሁት በአጭር ጊዜ ከሆነ የጥድፈያው ሰብብ ምን ነበር ትላለህ/ሽ/?.....

.....

6. እናንተ በጥድፈያ ከአካባቢው የተፈናቀላችሁ ከሆነ አካባቢው በጥድፈያ ለምቷል?

አዎ አይደለም

6 Questionnaires for those renters of kebele house and choose another kebele house

I am a graduate student at Addis Ababa University Regional and Local Development Studies Department specializing in Urban Land administration and management currently, I am undertaking a research entitled challenges of urban renewal projects and relocation of people in AA, Kirkos Subcity of FelegeYordanos area. The study aims to assess the overall economic, social aspects and livelihood situation of the relocated people, government strategies about livelihood of relocated people. To this end, I am approaching and interviewing individuals who are engaged in this activity. You are one of the respondents selected to participate on the study. I confirm you that the information that you share me will kept confidential and only used for research purpose. Thank for your kindly cooperation.

I. Background Characteristics;

1. Name _____
2. Current Place of residence: Sub city: _____ Woreda: _____
3. Age in years: _____
4. Sex: male female
5. Level of education: never attended read and write elementary (1-6)
Junior (7-8) high school (9-12) college above
Marital status: married unmarried divorced Widowed
6. Size of your household? 1 2 3 4 5 above
7. How long did you live at the previous place of residence (Kirkos sub city Felege Yordanos area)? 1-5years 6-10 years 11-15 years 16-20 years
21-30 years 31 years and above
8. What is your previous kebele housing owner ship status? Private (alone) ‘debal’ living with other household .

9. The choice kebele houses were by your interest? Yes No

10. The status of the new kebele house is better than the previous? Yes No similar

11. Why you choose kebele house rather than condominium?

Not regesterd Lack of pre-payment for the condominium house lack of
monthly payment for the condominium house

Not to go out of the centre of the city Lack of awareness about the condominium
house

12. What kind of impact you face due to this relocation program? divorce

Mental or psychological dis order family disintegration especially children

II. Reasons for relocation and their perception

1. Are you happy on the relocation oriented development? Yes No

2. What else do you think should be done to develop or to renew the area other than relocation?

3. What do you think about the outcome of such strategies?
.....

4. What else do you think should be done to ensure urban renewal program for sustainable urban development?

III.Livelihood activities related question:

1. What was your major means of livelihood before relocation? employed

Trade daily labour wage ‘gullit’ trade other

2. Have you currently engaged in work you had before relocation? Yes No

3. If yes, how your new location impacts on your work?

a. If no, why?.....

- b. Where do you work after relocation?
 - c. How do you see your current work in comparison to the previous one?
.....
4. How do you manage the impacts of relocation on your livelihood activities?
.....

IV. Vulnerability Issue

1. If you had work before relocation, how does income earning opportunity has changed after relocation?
2. Do you think that the change in your income have influence on your capacity to purchase basic necessities?
 - a. Yes no If yes, how?.....
 - b. If no how?
3. Do you think that the transportation cost you incur to go somewhere from your current place of living is higher than the previous place of residence? Yes No

If yes, what impacts does it have on your day to day activities?
4. How do you deal with it to overcome its effect?
5. Are there changes in the price of food items in new resettlement area? Yes No
6. How do you see quality of living environment at new location compared to the previous place of residence? What was/ is the effect of living in such areas?.....
..
7. How do you see access to health service in the new location comparing to the previous settlement?
8. How do you get water supply in the new location comparing to the previous location?
.....
9. How do you get access to health service in the new location comparing to the previous settlement?

V. Access and availability of asset

Financial capital

1. Did you generate income before relocation? Yes No
2. If, yes, has relocation impacted on such sources of income? Yes No
3. How do you compare the expenditures that you are currently incurring with the previous one before relocation? Explain.....
4. Does relocation have impact on your saving? Yes No

VI. Influences of organization and process

1. How do you perceive the role of Kebele authorities in maintaining your livelihood? Explain?
.....
2. How aware are displaced people of their rights and of the guideline of relocation?
.....
3. Are there any outside actors (NGOs, local government and other institution) taking any action for betterment? Yes No
4. What is the quality of the new kebele house compared to your previous kebele house in size?
Best Better Good less
- In quality? Best Better good less
5. How about provision of infrastructure?
- **Water?** Best Better Good less
- **Road?** Best Better Good less
- **Sanitary or drainage line?** Best Better Good less

- **Electric power provision?** Best Better Good less

6. Is your house floor considers your health condition? Yes No

VII. Urgency case

1. The process of the relocation keeps the urban renewal procedure? Yes No

2. The duration given for the relocation was Long Short

If long 2years 1 year 6months

If short 3months less than 3 months

If you conclude that the process of relocation was urgent,

3. What are the cases for the urgent relocation? Explain.....

4. What do you loss due to the urgency? Material Social Both

II. በቀድሞ የቀበሌ ቤት ዉስጥ ይኖሩ ለነበሩትና በመልሶ ማልማቱ ስራ ምየቀበሌ ቤት ለመረጡት አባወራዎች /እማወራዎች/ የቀረበ መጠይቅ፡

መግቢያ

እኔ አቶ ደጅኔ ኃይሉ በአደስ አበባ ዩኒቨርሲቲ በአካባቢ ያዊና ክልላዊ ማትጥናት የትምህርት ክፍል በከተማ መሬት አስተዳደር የሥራ አመራር የሁለተኛ ድግሪ ተመራቂ ስህግን በአዲስ አበባ ከተማ አስተዳደር በቁርቆስ ክፍለ ከተማ በወረዳ 21/11

ፈለገዎት ደግሞ ስለ አካባቢ በከተማ ማደስና መልሶ ማልማትና የነዋሪዎች መፈናቀል በነዋሪዎች ማህበራዊ እና ኢኮኖሚያዊ ኑሮ ላይ የሚያመጣው ጫና በሚል ርዕስ የመመረቁ ያየ ጥናት ጽሑፍ የሚያጠቃልሉ ውበአካባቢ ወይ ተፈናቃዮችን የማህበራዊና ኢኮኖሚያዊ የኑሮ ሁኔታ የሚዳስሱና የመንግስትን ሁለንተናዊ የትኩረት አቅጣጫ የሚያጠናኙው፡፡

በመሆኑም ለሥራ ጭነት ግለሰቦችን የመጠየቅና የማወያየት ስራ ስለማድረግ እርሳዎ ምሥራቆች ባሪ እንደሆኑልኝ በአክብሮት እጠይቃለሁ፡፡

በዚህ አጋጣሚ የሚሰጡኝ መረጃ መልስና ሀሳብ ለዚህ ጽሑፍ ብቻ የሚያገለግልና የእርሶ ምንም ስጥር እንደምጠብቅ በእርግጠኝነት ላረጋግጥልዎ እወዳለሁ፡፡

ለሚያደርጉልኝ ትብብር በቅድሚያ አመሰግናለሁ፡፡

1. ስም _____
2. አሁን ያለ ትኩረት አካባቢ ክ/ክ _____ ወረዳ _____
3. ዕድሜ _____ ያታ _____
4. የት/ት ደረጃ ያልተማረ 1ኛ ደረጃ ት/ት መለስተኛ 2ኛ ደረጃ 7-8

ሁለተኛ ደረጃ 9-12

የኮሌጅ ዲፕሎማ የመጀመሪያ ዲግሪ ሁለተኛ ዲግሪ እና ከዚያም በላይ የጋብቻ ሁኔታ
 ያገባ ያላገባ አግብቶ/ታ/ የፈታ/ች

5. የቤተሰብ ብዛት _____
6. በነበሩበት የፈለገዎት ደግሞ ስለ አካባቢ ለስንት ዓመታት ኑረዋል? 2 ዓመት
5 ዓመት ከዚያም በላይ

7. ከነበሩበት አካባቢ ሲፈናቀሉ የደረሱ ብዎች ግርምን ድነው

የትዳርፍች የንብረትቀውስ የሞራልቀውስ የልጆችመበተን ሌሎች

8. ከነበሩበትአካባቢሲፈናቀሉደስተኛነዎት?

አዎ አይደለም

9. ከነበሩበትአካባቢሳይፈናቀሉአካባቢውንመልሶማልማትይቻልነበር?

አዎ አይደለም አይቻልም

የኑሮ መስተጋብርንበተመለከተየሚቀርቡጥያቂዎች

10. ከነበሩበትአካባቢዎስመፈናቀልዎበፊትየኑሮዎመሠረትየነበረውሥራምንነበር?

የመንግስትተቀጣሪ የንግድስራ የቀንየጉልበትስራ ሌላ

11. የኑሮዎመሠረትየነበረውሥራከተፈናቀሉበኋላቀጥለዋል?

አዎ አይደለም

12. ከአካባቢዎመፈናቀልዎበሥራዎላይያመጣውጫናምንድነው?

አዎንታዊ አሉታዊ

1. የከተማመልሶማልማትሥራበምንዓይነትሁኔታቢመራመልካምነውትላለህ?.....
.....

የተጋላጭነትሁኔታ

1. ከነበርክበት /ከነበርሽበት/ ቦታበመፈናቀልህ /ሽ/ በመደበኛየመተዳደርያሥራህ /ሽ/ ላይጫናአምጥቷል? አዎ አላመጣም

2. መልስህአዎከሆነለመሠረታዊፍላጎትመግዣላይየአቅምማጣትችግርደርሷል?

አዎ አይደለም

- የመሠረታዊሸቀጦችዋጋጨምሮአል አልጨመረም

- ዋጋበመጨመሩበኑሮህላይያመጣውጫናእንዴትይገለጻል?.....
-

3. ከነበርክበት /ሸበት/ ቦታበመፈናቀልህ/ሽ/ ለገቢያ

ቀረበኸ/ሽ/ ራቀህ/ሽ/

4. አዲሱየመኖሪያሥፍራለልጆችህ/ሽ/ ት/ቤትቅርብ ሩቅ

- ለጤናተቋማትቅርብ ሩቅ

5. ቅርብበመሆኑየተገኘጠቀሜታምንድነው?.....

6. ሩቅበመሆኑያደረሰህ/ሽ/ ጫናምንድነው?.....

7. አዲሱየመኖሪያቤትከነባሩበይዘት፣በጥራት፣በስፋት፣በምቾትየተሻለ ያነሰ

8. አዲሱየመኖሪያቤትየውሃ፣የመብራት፣የፍሳሽመሥመርተሟልቶለታል አልተሟላለትም

9. አዲሱየመኖሪያቤትህ/ሽ/ ስፋትጨምሯል ቀንሷል

10. አዲሱየመኖሪያቤትያገኘኸ/ሽ/ው/ ወለልከጤናሁኔታህ/ሽ/ ጋርየተገናዘበነውየወለልሁኔታ /ቁጥር 1ኛ፣ፎቅ 2፣3፣4፣.....ወዘተ

11. አዲሱየመኖሪያአካባቢለኑሮምቹየሚሆነውመቼነው?

አሁን ቅርብጊዜ ከዓመታትበኋላ

የገንዘብአቅምሁኔታ

1. ከመፈናቀልህ/ሽ/ በፊትየገቢምንጭነበረህ/ሽ/? አዎ አልነበረኝም

2. ከነበርክበት/ሸበት/ በመፈናቀልህ/ሽ/ ገቢህ/ሽ/ጨምሯል ቀንሷል

3. ከቀነሰየኑሮህ /ሽ/ሁኔታእንዴትይገለጻል?.....

4. በነባሩየመኖሪያአካባቢቁጠባነበረህ/ሽ/? አዎ የለኝም

5. መልስህአዎከሆነቁጠባውበአዲሱየመኖሪያአካባቢቀጥሏልተቋርጧል

የጊዜሁኔታ

6. ከነባሩ አካባቢ የተነሳችሁት ህግንና ደንብን የተከተለንበር?

አዎ አይደለም

7. በከነባሩ አካባቢ የተነሳችሁት በረጅም ጊዜ በአጭር ጊዜ

8. ስለከተማ መደስና መልሶ ማልማት በቁጥን ሳይሆን አላችሁ?

አዎ የለንም

9. ስለከተማ መደስ ግንዛቤ ከተፈጠረላችሁ በስንት ቀን፣ ወር ወይም ዓመት ውስጥ ነው የተፈናቀላችሁ?

በቀናት በወራት በዓመታት

ከነባር አካባቢ ያችሁ የተፈናቀላችሁት በአጭር ጊዜ ከሆነ የጥድፈ ያው ሰበብ ምንን በርት ላለህ/ሽ/.....

.....
.

እናንተ በጥድፈ ያ ከአካባቢ ውስጥ የተፈናቀላችሁ ከሆነ አካባቢ ውስጥ ጥድፈ ያ ለምቷል?

የቀበሌ ቤት የመረጣችሁት በፈቃዳችሁ ነው? አዎ አይደለም

የቀበሌ ቤትን የመረጣችሁት በትምክንያት ምን ድነው?

- ሀ. የጋራ መኖሪያ ቤትን ለመግዛት የቅድመ ክፍያ በማጣታችን
- ለ. የጋራ መኖሪያ ቤት ከመሀል ከተማ ወጣ ያለበት ሆኑ
- ሐ. በየወሩ የጋራ መኖሪያ ቤት ብድር ለባንክ የሚከፈልበቁ ገቢ ስለሌለን
- መ. ሁሉም

ያገኛችሁት የቀበሌ ቤት ከቀድሞ ቤታችሁ የተሻለ ነው?

አዎ አይደለም

Appendix B

III. Questionnaires for those had private house and choose compensation and condominium house

I am a graduate student at Addis Ababa University Regional and Local Development Studies Department specializing in Urban Land administration and management currently, I am undertaking a research entitled challenges of urban renewal projects and relocation of people in AA, Kirkos Subcity of FelegeYordanos area. The study aims to assess the overall economic, social aspects and livelihood situation of the relocated people, government strategies about livelihood of relocated people. To this end, I am approaching and interviewing individuals who are engaged in this activity. You are one of the respondents selected to participate on the study. I confirm you that the information that you share me will kept confidential and only used for research purpose. Thank for your kindly cooperation.

I. Background Characteristics;

1. Name _____
2. Current Place of residence: Sub city: _____ Woreda: _____
3. Age in years: _____
4. Sex: male female
5. Level of education: never attended read and write elementary (1-6) Junior(7-8)
high school (9-12) Collage other,
6. Marital status: married un married divorced widowed
7. If you married, what is the size of your household? 1 2 3 4 5 above

8. How long did you live at the previous place of residence (Kirkos sub city Felege Yordanos area)? 1-5years 6-10 years 11-15 years 16-20 years 21-30 years 31 years and above

9. Why you choose compensation and condominium house? -----

10. Why you not choose compensation and receiving plot of land and to build your private house? -----

II. Reasons for relocation and their perception

1. What are the major reasons for relocation? -----

2. What do you think about the outcome of such strategies? -----

3. What else do you think should be done to ensure urban renewal program for sustainable urban development? -----

4. Are you happy on the relocation oriented development? Yes No

III. Livelihood activities related question:

1. What was your major means of livelihood before relocation? employed

Trade daily labour wage ‘gullit’ trade other

2. Have you currently engaged in work you had before relocation? Yes No

3. If yes, how your new location impacts on your work?

a. If no, why? -----

b. Where do you work after relocation? -----

c. How do you see your current work in comparison to the previous one? -----

4. How do you manage the impacts of relocation on your livelihood activities? -----

IV. vulnerability issue

1. If you had work before relocation, how does income earning opportunity has changed after relocation?

2. Do you think that the change in your income have influence on your capacity to purchase basic necessities?

a. Yes no If yes, how? -----

b. If no how? -----

3. Do you think that the transportation cost you incur to go somewhere from your current place of living is higher than the previous place of residence? Yes No

If yes, what impacts does it have on your day to day activities? -----

4. How do you deal with it to overcome its effect? -----

5. Are there changes in the price of food in new resettlement area? Yes No

6. How do you perceive quality of living environment at new location compared to the previous place of residence? What was/ is the effect of living in such areas? -----

7. How do you get access to health service in the new location comparing to the previous settlement? -----

8. How do you see water supply in the new location comparing to the previous location? -----

V. Access and availability of asset

Financial capital

1. Did you generate income before relocation? Yes No
2. If, yes, has relocation impacted on such sources of income? Yes No
3. How do you compare the expenditures that you are currently incurring with the previous one before relocation? Explain.-----

4. Does relocation have impact on your saving? Yes No

VI. Influences of organization and process

1. How do you perceive the role of condominium house committee in maintaining your livelihood? Explain? -----

2. How aware are displaced people of their rights and of the guideline of relocation? -----

3. Are there any outside actors (NGOs, local government and other institution) taking any action for betterment? Yes No
4. What is the quality of the new condominium house compared to your previous kebele house in size? Best Better Good less
 - In quality? Best Better good less
5. How about provision of infrastructure?
 - **Water?** Best Better Good less
 - **Road?** Best Better Good less
 - **Sanitary or drainage line?** Best Better Good less
 - **Electric power provision?** Best Better Good less

6. Is your condominium house floor considers your health condition? Yes No

VII. Urgency case

1. The process of the relocation keeps the urban renewal procedure? Yes No

2. The duration given for the relocation was: Less than 1 month

1 month 2months 3months mon 3- 6months 6months-1 year

3. What are the cases for the urgent relocation? Explain.-----

4. What do you loss due to the urgency? Material Social Both Other,
specify-----

5. How do you think that your new residential area (condominium site) become developed and better for life?

6. Within one year w ithin two years within three years more

7. Was the area developed according the plan you were relocated and still today?
Yes No

III. በቀድሞው የመኖሪያ አካባቢ የግልቤት ክንብራቸውና ካህን መቀበል የጋራ መኖሪያ ቤት ለመረጡ አባወራዎች የቀረበ መጠይቅ

መግቢያ

እኔ አቶ ደጄኔ ኃይሉ በአደስ አበባ ዩኒቨርሲቲ በአካባቢያዊና ክልላዊ ልማት ጥናት የትምህርት ክፍል በከተማ መሬት አስተዳደር የሥራ አመራር የሁለተኛ ድግሪ ተመራ ቁስ ሆን በአዲስ አበባ ከተማ አስተዳደር በቂርቆስ ክፍለ ከተማ በወረዳ 21/11

ፈለገዎር ዳኛ ስለ አካባቢ በከተማ ማደስና መልሶ ማልማትና የነዋሪዎች መፈናቀል በነዋሪዎች ማህበራዊ እና ኢኮኖሚያዊ ኑሮ ላይ የሚያመጣው ጫና በሚል ርዕስ የመመረቁን የጥናት ጽሑፍ የሚያጠቃልለው በአካባቢ ዎይተፈናቃዎቹን የማህበራዊና ኢኮኖሚያዊ ኑሮ ሁኔታ የሚዳስስና የመንግስትን ሁለንተናዊ የትኩረት አቅጣጫ የሚያጠናኘው፡፡

በመሆኑም ለሥራ ቤስኬት ግለሰቦችን የመጠየቅና የማወያየት ስራ ስለማድረግ እርሰዎም የሥራ ቤት ባሪ እንደሆኑልኝ በአክብሮት እጠይቃለሁ፡፡

በዚህ አጋጣሚ የሚሰጡኝ መረጃ መልስና ሀሳብ ለዚህ ጽሑፍ ብቻ የሚያገለግልና የእርስዎን ሚስት ጥርጣሬን ደምጠብቅ በእርግጠኝነት ላረጋግጥልዎ እወዳለሁ፡፡

ለሚያደርጉልኝ ትብብር በቅድሚያ አመሰግናለሁ፡፡

1. ስም _____

2. አሁን ያለብት አካባቢ ክ/ክ _____ ወረዳ _____

3. ድሜ _____ ያታ ወንድ ሴት

4. ት/ትደረጃ ያልተማረ 1ኛ ደጃ ት/ት መለስተኛ 2ኛ ደረጃ 7-8

ሁለተኛ ደረጃ 9-12 የኮሌጅ ዲፕሎማ የመጀመሪያ ዲግሪ ሁለተኛ ዲግሪ እና ከዚያም በላይ

5. የጋብቻ ሁኔታ ያገባ ያላገባ አግብቶ/ታ/ የፈታ/ች

6. የቤተሰብ ብዛት _____

7. በነበሩበት የፈለገዎት ዳኛ ስለአካባቢ ለስንት ዓመታት ኑረዎል? 1 አመት 2 ዓመት
 5 ዓመት ከዚያም በላይ

8. ከነበሩበት አካባቢ ሲፈናቀሉ የደረሱበት ችግር ምን ድነው;
 የትዳር ፍች የንብረት ቀውስ የሞራል ቀውስ የልጆች መበተን ሌሎች

9. ከነበሩበት አካባቢ ሲፈናቀሉ ደስተኛ ነዎት? አዎ አይደለም

10. ከነበሩበት አካባቢ ሳይፈናቀሉ አካባቢውን መልሶ ማልማት ይቻል ነበር?
 አዎ አይቻልም

የኑሮ መስተጋብር ንብተ መለከተ የሚቀርቡ ጥያቄዎች

1. ከነበሩበት አካባቢ ወይም ከመፈናቀልዎ በፊት የኑሮ ዎ መሠረት የነበረው ሥራ ምን ነበር?
 የመንግስት ተቀጣሪ የንግድ ስራ የቀን የጉልበት ስራ ሌላ

2. የኑሮ ዎ መሠረት የነበረው ሥራ ከተፈናቀሉ በኋላ ቀጥለዎል?
 አዎ አይደለም

3. ከአካባቢ ወይም ከመፈናቀልዎ በሥራ ዎ ላይ ያመጣው ጫና ምን ድነው?
 አዎን ታዊ አሉ ታዊ
 የከተማ መልሶ ማልማት ሥራ በምን ዓይነት ሁኔታ ቢመራ መልካም ነው ትላለህ?-----

የተጋላጭነት ሁኔታ

1. ከነበርክበት /ከነበርሽበት/ ቦታ በመፈናቀልህ/ሽ/ በመደበኛ የመተዳደር ያ ሥራህ/ሽ/ ላይ ጫና አምጥቷል? አዎ አላመጣም

2. መልስ ህአዎ ከሆነ ለመሠረታዊ ፍላጎት መግዣ ላይ የአቅም ማጣት ችግር ደርሷል?
 አዎ አይደለም

3. የመሠረታዊሽቀጠችዋጋጨምሮአል አልጨመረም

4. ዋጋበመጨመሩበኑሮህላይያመጣውጫናእንዴትይገለጻል?-----

5. ከነበርክበት /ሸበት/ ቦታበመፈናቀልህ/ሽ/ ለገበያቀረብኸ/ሽ/ ራቀህ/ሽ/

6. አዲሱየመኖሪያሥፍራለልጆችህ/ሽ/ ት/ቤትቅርብ ሩቅ

• ለጤናተቋማትቅርብ ሩቅ

7. ቅርብበመሆኑየተገኘጠቀሜታምንድነው? _____

8. ሩቅበመሆኑያደረሱበህ/ሽ/ ጫናምንድነው?-----

9. አዲሱየመኖሪያቤትከነባሩበይዘት፣በጥራት፣በስፋት፣በምቹትየተሻለ ያነሰ

10. አዲሱየመኖሪያቤትየውሃ፣የመብራት፣የፍሳሽመሥመርተሟልቶለታልአልተሟላለትም

11. አዲሱየመኖሪያቤትህ/ሽ/ ስፋትጨምሯል ቀንሷል

12. አዲሱየመኖሪያቤትያገኘኸ/ሽ/ው/ ወለልከጤናሁኔታህ/ሽ/ ጋርየተገናዘበነው? የወለልሁኔታ
/ቁጥር 1ኛ፣2ኛ 3ኛ 4ኛ 5ኛ 6ኛ

አዲሱየመኖሪያአካባቢለኑሮምቹየሚሆነውመቼነው?አሁን በቅርብ ከዓመታት
በኋላ

የገንዘብ አቅም ሁኔታ

1. ከመፈናቀልህ/ሽ/ በፊት የገቢ ምንጭ ነበረህ/ሽ/? አዎ አልነበረኝም

2. ከነበርክበት/ሸበት/ በመፈናቀልህ/ሽ/ ገቢህ/ሽ/ጨምሯል ቀንሷል

3. ከቀነሰ የኑሮህ /ሽ/ሁኔታ እንዴት ይገለጻል?-----

4. በነባሩ የመኖሪያ አካባቢ ቁጠባ ነበረህ/ሽ/? አዎ የለኝም

5. መልስህ አዎ ከሆነ ቁጠባው በአዲሱ የመኖሪያ አካባቢ ቀጥሏል ተቋርጧል

የጊዜ ሁኔታ

1. ከነባሩ አካባቢ የተነሳችሁት ህግንና ደንብን የተከተለ ነበር?አዎ አይደለም

2. ከነባሩ አካባቢ የተነሳችሁት በረጅም ጊዜ በአጭር ጊዜ

3. ስለ ከተማ ማደስና መልሶ ማልማት በቂ ግንዛቤ አላችሁ?አዎ የለንም

4. ስለ ከተማ ማደስ ግንዛቤ ከተፈጠረላችሁ በስንት ቀን፣ወር ወይም ዓመት ውስጥ ነው የተፈናቀላችሁ?

በቀናት

በወራት

በዓመታት

5. ከነባር አካባቢያችሁ የተፈናቀላችሁት በአጭር ጊዜ ከሆነ የጥድፈያው ስበብ ምን ነበር ትላለህ/ሽ/-----

6. እናንተ በጥድፈያ ከአካባቢው የተፈናቀላችሁ ከሆነ አካባቢው በጥድፈያ ለምቷል? አዎ አልለማም

7. የጋራ መኖሪያ ቤት የመረጡበት ምክንያት ምንድነው?

ሀ. ካሣው ዝቅተኛ በመሆኑ የግል ቤት ለመገንባት በቂ ስላልሆነ

ለ. የመረጥኩት የጋራ መ/ቤት አስቀድሞ ስለተዘጋጀ

ሐ. ከጎረቤቶቼ መለየት ስላልፈለግኩ

Appendix C

IV. Questionnaires for those had private house and choose compensation, land and build their own house

I am a graduate student at Addis Ababa University Regional and Local Development Studies Department specializing in Urban Land administration and management currently, I am undertaking a research entitled challenges of urban renewal projects and relocation of people in AA, Kirkos Subcity of FelegeYordanos area. The study aims to assess the overall economic, social aspects and livelihood situation of the relocated people, government strategies about livelihood of relocated people. To this end, I am approaching and interviewing individuals who are engaged in this activity. You are one of the respondents selected to participate on the study. I confirm you that the information that you share me will kept confidential and only used for research purpose. Thank for your kindly cooperation.

I. Background Characteristics;

1. Name _____
2. Current Place of residence: Sub city: _____ Woreda: _____
3. Age in years: _____
4. Sex: male female
5. Level of education: never attended read and write elementary (1-6)
Junior (7-8) ehigh school (9-12) college obove :
6. Marital status: married un married divorced widowed
7. If you married, what is the size of your household? 1 2 3 4 5 above
8. How long did you live at the previous place of residence (Kirkos subcity Felege Yordanos area)? for one year for two years for three years for four for five years
 Above five years
9. What kind of impact you face due to this relocation program? Divorce

Mental or psychological dis order family disintegration especially children other;
specify-----

Reasons for relocation and their perception

1. Are you happy on the relocation oriented development? Yes No
2. What else do you think should be done to develop or to renew the area other than relocation?

II. Livelihood activities related question:

1. What was your major livelihood activity before relocation? employed trade

Daily labour wage ‘gullit’ trade other

2. Have you currently engaged in work you had before relocation? Yes No
 - a. If yes, how your new location impacts on your work? -----
 - b. If no, why?-----
 - c. Where do you work after relocation? -----
 - d. How do you see your current work in comparison to the previous one? -----

3. How do you manage the impacts of relocation on your livelihood activities? -----

4. What do you think about the outcome of such strategies? -----

5. What else do you think should be done to ensure urban renewal program for sustainable urban development? -----

III. Vulnerability issue

1. If you had work before relocation, how does income earning opportunity has changed after relocation? -----
2. Do you think that the change in your income have influence on your capacity to purchase basic necessities?
 - a. Yes no If yes, how? -----
 - b. If no how? -----

3. Do you think that the transportation cost you incur to go somewhere from your current place of living is higher than the previous place of residence? Yes No

If yes, what impacts does it have on your day to day activities? -----
 -----How
 do you deal with it to overcome its effect? -----
 -----Are there
 changes in the price of food items in new resettlement area? Yes No

4. Are there changes in the price of food items in new resettlement area? Yes No
5. How do you perceive quality of living environment at new location compared to the previous place of residence? What was/ is the effect of living in such areas? -----
 -----How do you get
 access to health service in the new location comparing to the previous settlement?-----

6. How do you see water supply in the new location comparing to the previous location? -----

Access and availability of asset

Financial capital

1. Did you generate income before relocation? Yes No
2. If, yes, has relocation impacted on such sources of income? Yes No
3. How do you compare the expenditures that you are currently incurring with the previous one before relocation? Explain.-----

4. Do you save some money from what you were earning before relocation? Yes No
5. Does relocation have impact on your saving? Yes No

IV. Influences of organization and process

1. How do you perceive the role of authorities like Woreda and kebele leaders in maintaining your livelihood? Explain? -----
-----How aware are displaced people of their rights and of the guideline of relocation? -----

2. Are there any outside actors (NGOs, local government and other institution) taking any action for betterment? Yes No
3. What is the quality of the new condominium house compared to your previous kebele house in size? Best Better Good less
- In quality? Best Better good less
4. How about provision of infrastructure?
- **Water?** Best Better Good less
- **Road?** Best Better Good Better less
- **Sanitary or drainage line?** Best Better Good less
- **Electric power provision?** Best Better Good less
5. Is your condominium house floor considers your health condition? Yes No

V. Urgency case

1. The process of the relocation keeps the urban renewal procedure? Yes No
2. The duration given for the relocation was: Less than 1 month 1 month
3. 2months 3months 3- 6months 6months-1 year 1 year and above

4. The duration given for the relocation was: Less than 1 month 1 month 2months
 3months 3- 6months 6months-1 year
1 year and above

5. What are the cases for the urgent relocation? Explain.-----

6. What do you loss due to the urgency? Material Social Both
Other, specify-----

7. How do you think that your new residential area (condominium site) become developed and better for life? (duration)
Within one year within two years within three years more

8. Was the area developed according the plan you were relocated and still today?
Yes No

II. የግል መኖሪያ ቤታቸው በመልሶ ማልማት ፕሮጀክቱ ፈርሶ የራሳቸውን ቤት ለመገንባት እንዲችሉ የካሳ ግምትና መሬት ለተሰጣቸው አባወራዎች የቀረበ መጠይቅ:

መግቢያ

እኔ አቶ ደጀኔ ኃይሉ በአደስ አበባ ዩኒቨርሲቲ በአካባቢያዊና ክልላዊ ልማት ጥናት የትምህርት ክፍል በከተማ መሬት አስተዳደር የሥራ አመራር የሁለተኛ ድግሪ ተመራቂ ስሆን በአዲስ አበባ ከተማ አስተዳደር በቁርቆስ ክፍለ ከተማ በወረዳ 21/11 ፈለገ ዮርዳኖስ አካባቢ በከተማ ማደስና መልሶ ማልማትና የነዋሪዎች መፈናቀል በነዋሪዎች ማህበራዊ እና ኢኮኖሚያዊ ኑሮ ላይ የሚያመጣው ጫና በሚል ርዕስ የመመረቂያ የጥናት ጽሑፌ የሚያጠቃልለው በአካባቢዎ የተፈናቃዮቹን የማህበራዊና ኢኮኖሚያዊ የኑሮ ሁኔታ የሚዳስስና የመንግስትን ሁለንተናዊ የትኩረት አቅጣጫ የሚያጠና ነው። በመሆኑም ለሥራዬ ስኬት ግለሰቦችን የመጠየቅና የማወያየት ስራ ስለማድረግ እርሰዎም የሥራዬ ተባባሪ እንደሆኑልኝ በአክብሮት እጠይቃለሁ።

በዚህ አጋጣሚ የሚሰጡኝ መረጃ መልስና ሀሳብ ለዚህ ጽሑፍ ብቻ የሚያገለግልና የእርሰዎን ሚስጥር እንደምጠብቅ በእርግጠኝነት ላረጋግጥልዎ እወዳለሁ። ለሚያደርጉልኝ ትብብር በቅድሚያ አመሰግናለሁ።

1. ስም
2. አሁን ያሉበት አካባቢ ክ/ክ ወረዳ
3. ዕድሜ ያታ
4. የት/ት ደረጃ ያልተማረ 1ኛ ደረጃ ት/ት መለስተኛ 2ኛ ደረጃ 7-8
 ሁለተኛ ደረጃ 9-12 የኮሌጅ ዲፕሎማ የመጀመሪያ ዲግሪ
 ሁለተኛ ዲግሪ እና ከዚያም በላይ
5. የጋብቻ ሁኔታ ያገባ ያላገባ አግብቶ/ታ/ የፈታ/ች
6. የቤተሰብ ብዛት
7. በነበሩበት የፈለገ ዮርዳኖስ አካባቢ ለስንት ዓመታት ኑረዋል? 2 ዓመታት
 5 ዓመታት ከዚያም በላይ
8. ከነበሩበት አካባቢ ሲፈናቀሉ የደረሱበዎት ችግር ምንድ ነው?
 የትዳር ፍች የንብረት ቀውስ የሞራል ቀውስ የልጆች መበተን
 ከነበሩበት አካባቢ የተፈናቀሉበት ምክንያት

1. ከነበሩበት አካባቢ ሲፈናቀሉ ደስተኛ ነዎት?

አዎ አይደለሁም

2. ከነበሩበት አካባቢ ሣይፈናቀሉ አካባቢውን መልሶ ማልማት ይቻል ነበር?

አዎ አይደለም አይቻልም

የኑሮ መስተጋብርን በተመለከተ የሚቀርቡ ጥያቄዎች

2. ከነበሩበት አካባቢዎ ከመፈናቀልዎ በፊት የኑሮዎ መሠረት የነበረው ሥራ ምን ነበር?

የመንግስት ተቀጣሪ የንግድ ስራ የቀን የጉልበት ስራ ሌላ

3. የኑሮዎ መሠረት የነበረው ሥራ ከተፈናቀሉ በኋላ ቀጥለዋል?

አዎ አይደለም

4. ከአካባቢዎ መፈናቀልዎ በሥራዎ ላይ ያመጣው ጫና ምንድነው?

አዎንታዊ አሉታዊ

የከተማ መልሶ ማልማት ሥራ በምን ዓይነት ሁኔታ ቢመራ መልካም ነው ትላለህ?-----

የተጋላጭነት ሁኔታ

1. ከነበርክበት /ከነበርሽበት/ ቦታ በመፈናቀልህ /ሽ/ በመደበኛ የመተዳደርያ ሥራህ

/ሽ/ ላይ ጫና አምጥቷል? አዎ አላመጣም

2. መልስህ አዎ ከሆነ ለመሠረታዊ ፍላጎት መግዣ ላይ የአቅም ማጣት ችግር

ደርሷል? አዎ አይደለም

• የመሠረታዊ ሽቀጦች ዋጋ ጨምሮ አል አልጨመረም

• ዋጋ በመጨመሩ በኑሮህ ላይ ያመጣው ጫና እንዴት ይገለጻል?-----

3. ከነበርክበት /ሽበት/ ቦታ በመፈናቀልህ/ሽ/ ለገበያ ቀረበህ/ሽ/ ራቀህ/ሽ/

4. አዲሱ የመኖሪያ ሥፍራ ለልጆችህ/ሽ/ ት/ቤት ቅርብ ሩቅ

• ለጤና ተቋማት ቅርብ ሩቅ

5. ቅርብ በመሆኑ የተገኘ ጠቀሜታ ምንድነው?
6. ሩቅ በመሆኑ ያደረሱበህ/ሽ/ ጫና ምንድነው?-----
7. አዲሱ የመኖሪያ ቤት ከነባሩ በይዘት፣ በጥራት፣በስፋት፣ በምቹት የተሻለ
ያነሰ
8. አዲሱ የመኖሪያ ቤት የውሃ፣የመብራት፣ የፍሳሽ መስመር ተሟልቶለታል
አልተሟላለትም
9. አዲሱ የመኖሪያ ቤትህ/ሽ/ ስፋት ጨምሯል ቀንሷል
10. አዲሱ የመኖሪያ ቤት ያገኘሽ/ሽው/ ወለል ከጤና ሁኔታህ/ሽ/ ጋር የተገናዘበ ነው?
የወለል ሁኔታ /ቁጥር 1ኛ ፎቅ 2፣3፣4፣.....ወዘተ. አዎ አይደለም
11. አዲሱ የመኖሪያ አካባቢ ለኑሮ ምቹ የሚሆነው መቼ ነው?
አሁን በቅርብ ጊዜ ከዓመታት በኋላ

የገንዘብ አቅም ሁኔታ

1. ከመፈናቀልህ/ሽ/ በፊት የገቢ ምንጭ ነበረህ/ሽ/? አዎ አልነበረኝም
2. ከነበርክበት/ሽበት/ በመፈናቀልህ/ሽ/ ገቢህ/ሽ/ጨምሯል ቀንሷል
3. ከቀነሰ የኑሮህ /ሽ/ሁኔታ እንዴት ይገለጻል?
4. በነባሩ የመኖሪያ አካባቢ ቁጠባ ነበረህ/ሽ/? አዎ የለኝም
5. መልስህ አዎ ከሆነ ቁጠባው በአዲሱ የመኖሪያ አካባቢ ቀጥሏል ተቋርጧል

የጊዜ ሁኔታ

1. ከነባሩ አካባቢ የተነሳችሁት ህግንና ደንብን የተከተለ ነበር?

አዎ አይደለም

2. ከነባሩ አካባቢ የተነሣችሁት በረጅም ጊዜ በአጭር ጊዜ

3. ስለ ከተማ ማደስና መልሶ ማልማት በቂ ግንዛቤ ነበራችሁ?

አዎ የለንም

4. ስለ ከተማ ማደስ ግንዛቤ የተፈጠረላችሁ

በቀናት በወራት በዓመታት

5. ከነባር አካባቢያችሁ የተፈናቀላችሁት በአጭር ጊዜ ከሆነ የጥድፊያው ሰበብ ምን ነበር ትላለህ/ሽ/?-----

6. እናንተ በጥድፊያ ከአካባቢው የተፈናቀላችሁ ከሆነ አካባቢው በጥድፊያ ለምቷል?

አዎ አልለማም

1. የተሰጣችሁ መሬት ከቀድሞ መኖሪያችሁ ቅርብ መካከለኛ

ሩቅ ወጣ ያለና የከተማ ማስፋፊያ አካባቢ

1. በፕሮጀክቱ ደስተኞች ናችሁ አዎ አይደለንም

2. ለቤት መስሪያ የተሰጣችሁ የካሳ ክፍያ በቂ ነው?

አዎ አይደለም መካከለኛ

3. ለቤት መስሪያ የተሰጣችሁ መሬት በቂ ነው?

አዎ አይደለም መካከለኛ

4. በተሰጣችሁ አዲሱ የመኖሪያ አካባቢ በቂ የመሠረት ልማት ተዘርግቷል

አዎ አልተዘረጋም መካከለኛ ነው

VI. Questionnaires for those concerned office head and concerned urban renewal and redevelopment officials

I am a graduate student at Addis Ababa University Regional and Local Development Studies Department specializing in Urban Land administration and management currently, I am undertaking a research entitled challenges of urban renewal projects and relocation of people in AA, Kirkos Subcity of FelegeYordanos area. The study aims to assess the overall economic, social aspects and livelihood situation of the relocated people, government strategies about livelihood of relocated people. To this end, I am approaching and interviewing individuals who are engaged in this activity. You are one of the respondents selected to participate on the study. I confirm you that the information that you share me will kept confidential and only used for research purpose. Thank for your kindly cooperation.

I. Background Characteristics;

1. Name _____
2. Current Place of residence: Sub city: _____ Woreda: _____
3. Age in years: _____
4. Sex: male female
5. Level of education: never attended read and write elementary (1-6)
Junior (7-8) high school (9-12) college above
6. Place of work: Bureau level Agency housing administration head Agency housing administration, director's of urban renewal and re development directorate Sub city housing administration office head Woreda housing administration office head
7. Current position of work: Bureau head Sub city office head Sub city level urban renewal and redevelopment Woreda urban renewal and redevelopment office head Woreda level urban renewal and re development officer

II. Strategic questions

1. Was awareness creation session provided for the renewal project of Kirkos subcity Felege Yordanos area residents? Yes No

2. The duration of awareness creation for the residents were short
Enough time long period

3. Was the infrastructures were well provided for those relocates of different site, like for those choose condominium, another kebele house and for those choose to build their own private house? -----

4. Was the area developed according to the renewal program? Yes No

5. If your answer is no, what are the reasons for delay of the program? -----

6. The compensation given for the relocate was enough? Yes No

7. If your answer is no, what are the reasons for the low compensation paid? -----

8. The land provided for those owners private hose were enough? Yes No

9. If your answer no what are the reasons? -----

10. What lesson we learn from this Felege Yordanos Renewal project?
 - A) From the weakness-----

 - B) From strength part-----

ለባለሙያዎችና ለባለሥልጣናት የሚቀርቡ መጠይቆች

መግቢያ

እኔ አቶ ደጃኔ ኃይሉ በአደስ አበባ ዩኒቨርሲቲ በአካባቢያዊና ክልላዊ ልማት ጥናት የትምህርት ክፍል በከተማ መሬት አስተዳደር የሥራ አመራር የሁለተኛ ድግሪ ተመራ ቁጥጥን በአዲስ አበባ ከተማ አስተዳደር በቁርቆስ ክፍለ ከተማ በወረዳ 21/11

ፈለገዎት ደግሞ ስለ አካባቢ ከተማ ማደስና መልሶ ማልማትና የነዋሪዎች መፈናቀል በነዋሪዎች ማህበራዊ እና ኢኮኖሚያዊ ኑሮ ላይ የሚያመጣው ጫና በሚል ርዕስ የመመረቁን የጥናት ጽሑፍ የሚያጠቃልሉ ውበአካባቢዎች ተፈናቃዮቹን የማህበራዊና ኢኮኖሚያዊ ኑሮ ሁኔታ የሚዳስስና የመንግስትን ሁለንተናዊ የትኩረት አቅጣጫ የሚያጠናኘው፡፡

በመሆኑም ለሥራ ጭነት ግለሰቦችን የመጠየቅና የማወያየት ስራ ስለማድረግ እርሰዎም የሥራ ጭነት ባሪ እንደሆኑልኝ በአክብሮት እጠይቃለሁ፡፡

በዚህ አጋጣሚ የሚሰጡኝ መረጃ፡

መልስና ሀሳብ ለዚህ ጽሑፍ ብቻ የሚያገለግልና የእርስዎን ሚስት ጥርጣሬ እንደምጠብቅ በእርግጠኝነት ላረጋግጥልዎ እወዳለሁ፡፡ ለሚያደርጉልኝ ትብብር በቅድሚያ አመሰግናለሁ፡፡

1. ስም _____
2. አሁን ያሉበት አካባቢ ክ/ከ _____ ወረዳ _____
3. ዕድሜ ___ ያታወንድ ሴት
4. የት/ት ደረጃ ያልተማረ 1ኛ ደረጃ ት/ት መለስተኛ 2ኛ ደረጃ 7-8

ሁለተኛ ደረጃ 9-12

ኮሌጅ ዲፕሎማ የመጀመሪያ ዲግሪ ሁለተኛ ዲግሪ እና ከዚያም በላይ

5. የስራ ድርሻ በከተማ ደረጃ በአዲስ አበባ ከተማ በቤቶች አስተዳደር ቢሮ

/በባህሪ አስተዳደር ኤጀንሲ ደረጃ ክፍለ ከተማ ደረጃ በወረዳ ደረጃ

1. ለመልሶ ማልማት ጥራት ጥራት ሥራ ለተፈናቀሉ ህዝብ በቁጥጥን ላይ ተሰጥቷል?

አዎ አልተሰጠም መካከለኛ

2. አካባቢው በታቀደለት የጊዜ ሠራዊት ለምታታል? አዎ አልለማም

3. በጊዜ ሠራዊት መሠረት አልለማም ክንዳትም ነድነው? -----

4. የመሰረተ ልማት ዝርጋታ ወይ ተሻለነው? አዎ አይደለም

5. የሚያስፈላጊ ፈውተሞች ለቀጣይ የመልሶ ልማት ሥራ ምን ድነው?
መልካም መጥፎ

6. ቀጣይ የመልሶ ልማት ፕሮጀክት ከዚህ ህጻን የሚማረው ጠንካራ ጎን ምን ይሆናል?-----

7. ከደካማ ጎን ምን እንማራለን?-----

