

Effects of Urban Redevelopment Project on the Livelihood of Resettled Households: The Case of Addis Ababa Senga Tera Fird Bet Project-I, Lideta Sub-City

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Abstract

The central part of Addis Ababa is characterized by dilapidated houses and slums. This is mainly because of a larger decay of the area, the informal settlement and lack of urban upgrading and redevelopment. To assess the effects of urban redevelopment on the livelihood of resettled households, Senga Tera Firdbet Project-I was taken as a case study spot among the 23 LDP which were part of the project in Addis Ababa and the researchers used a mixed research design which included both quantitative and qualitative approach. SPSS and GIS were important tools in the analysis of the data. The major findings of the study are: (1) The redevelopment project had both positive and adverse effects on the resettled households; (2) The positive aspects were the improvement of housing condition, especially the availability of basic housing facilities and utilities; (3) The adverse effects included the household's long year socio-economic organization and neighborhood ties were dismantled. More specifically, accessibility and affordability to transport, school, hospital, market and recreation centers were difficult and expensive. The recommendations made include upgrading, rehabilitation, increasing efficiency and capacity building for practical implementation of the existing integrated housing program, a practical and strategic intervention must be considered to minimize the negative effects and to improve the livelihood of the low income households.

Keywords: Redevelopment, Livelihood, Resettled Households, Accessibility, Affordability

1. Introduction

Half of the world's population lives in urban centers and one third (16.67%) live in slums (UN-Habitat, 2004). Slums have become an inevitable phenomenon of the urban fabric in the developing world. Out of 16.67% of the total urban population, 6% of developed regions are slum dwellers. Whereas in developing and least developed countries, the figure goes up to 43% and 78% respectively. This figure is expected to increase by one billion in a decade and slums would grow at an accelerated pace, especially in developing countries (UN-Habitat, 2002).

Addis Ababa accommodates 26% of the national urban population and about 120,000 new residents are added to the city every year and most of this growth occurs in the slum areas where more than 90% of the city's population lives (UN-Habitat, 2006). The inner-city, being a dynamic entity, is under constant pressure due to its specific location advantage. This situation raises the need for continued land use adjustment in order to accommodate the growing and changing demand for centrally located land. This in turn results in pressure on the urban poor. They usually face a real risk of "involuntary removal" (UNCHS, 1991), entailing loss of home, livelihood and social network breakdown. According to the report of World Bank, involuntary relocation is the most disruptive and traumatic consequence of planned development (World Bank, 1980).

The process of relocation from an urban slum is a highly upsetting and disturbing experience for the relocated households due to their strong attachment to the former slum residential area. Therefore, harmful effects of the uprooting experience on the relocated people and the difficulties of adjusting to end accepting new living environments may be far more serious issue than are changes in the housing status (UNCHS, 1996).

According to Cernea (1991), the relocation of households and economic units deprives those affected by either the living unit, or employment, or a combination of both. The most significant problem associated with urban displacement is not the loss of housing, but the loss of employment and site-related income source.

Due to the renewal programs in the inner city of Addis Ababa, households have been relocated to various sites in the outskirts. Some of the sites are *Akaki*, *Lideta*, *Gotera*, *Bole Hayat*, *Nifas silk Lafto*, *Gofa Mebrate Haile*, *Weyera Sefer*, *Kolfe Keraniyo*, and *Piazza*. The research is conducted in three purposively selected sites: *Gotera* condominium, *Gofa Mebrathaile* condominium and *Nifas Silk Lfto* expansion sites.

The main purpose of this study is to assess the effects of urban redevelopment on the livelihood of resettled households. More specifically, it aims at: (1) assessing the effects of urban redevelopment project on the resettled households economic conditions (income source and employment); (2) examining the effect of urban redevelopment project on the social association of resettled households (such as *Edir*, *Ekub* and other

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neighborhood ties); (3) evaluating the housing condition and degree of satisfaction of the resettled households in the new settlement compared with the previous settlement; and (4) examining the effects of urban redevelopment project on the resettled households' access to basic infrastructure and services (Water, Electricity, Education, Health and transport).

Addis Ababa has high proportion of slum area about 85% (ORAAMP, 2004) and the city government is trying to develop these areas by displacing a number of dwellers. There are about 23 LDP sites and *Sengatera Fird Bert Project-I* (which is found in *Lideta* sub city) is one of them. The total number of displaced residents from the study area was 1442 and they were moved to more than five different sites in the city: *Mikililand*, *Weyira Sefer*, *Gotera*, *Gofa Mebrathaile*, *Semein Mezejaja*, *Bole Hayat* and *Lideta* condominium sites as well as *Kolfe Keraniyo*, *Akaki* and *Nifasilik Lafto* expansion areas. The scope of the study was restricted to exploring the effects of redevelopment project on the livelihood of resettled households of *Gotera*, *Gofa Mebrathaile* condominium sites and *Nifas Silk Lafto* expansion areas.

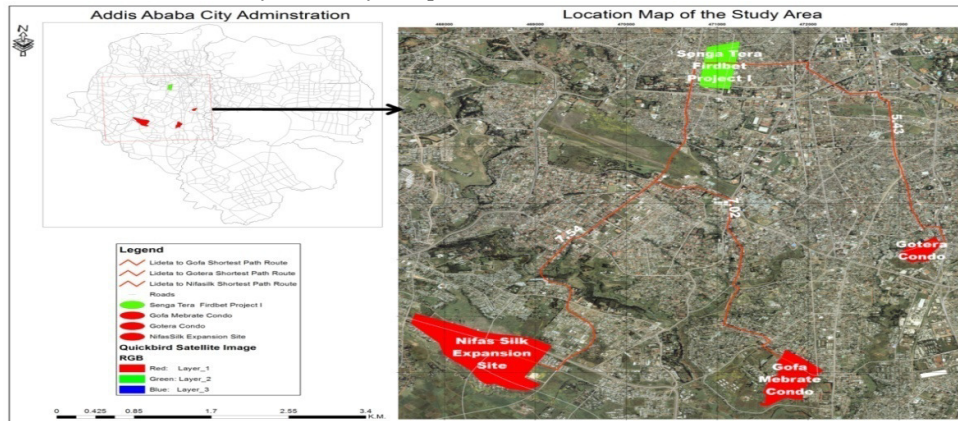


Figure 1: Redevelopment and Relocation Sites
Source: Developed by the Researchers, 2015

2. Literature Review

2.1 Urban Renewal

Urban renewal is a program of land redevelopment in areas of moderate to high density urban land use. Renewal has had both successes and failures. Its modern manifestation began in the late 19th century in developed nations and experienced an intense phase in the late 1940s – under the rubric of reconstruction. The process had a major impact on many urban landscapes, and played an important role in the history and demographics of cities around the world. Urban renewal may involve relocation of businesses, the demolition of historic structures, the relocation of people, and the use of eminent domain (government purchase of property for public use) as a legal instrument to take private property for city-initiated development projects (Pacione, 2001).

Urban renewal has been seen by its proponents as an economic engine and a reform mechanism and by critics as a mechanism for control. It may enhance existing communities, and in some cases, result in the demolition of neighborhoods. Many cities link the revitalization of the central business district and gentrification of residential neighborhoods to earlier urban renewal programs. Urban renewal evolved into a policy based less on destruction and more on renovation and investment, and today is an integral part of many local governments, often combined with small and big business incentives (Cities of the world, 2003).

Renewal is an act of demolishing old buildings and replacing them by new ones. Urban renewal is a government endorsed program designed to help communities improve and redevelop areas that are physically deteriorated, unsafe, or poorly planned. Urban renewal is often part of the gentrification process (Ashenafi, 2001).

2.2. Urban Renewal as a Response to Slum Areas

According to John (1996), urban renewal is the process of 'demolishing and reconstructing' central urban slums for economic and urban images and thereby creating better environments. He also states that there is a strong correlation between urban poverty and slum settlements. Obviously, it is poor families who are forced to settle on hazardous and risky terrains (steep hillsides, river banks and flood prone areas).

In a response to these slum areas and as a development intervention, urban renewal was already started in the developed countries. In the form of urban renewal, three distinct generations were identified. These are the era of bulldozer (in the 1930s which took place in Britain and in 1940s in USA), the era of neighborhood rehabilitation (in 1960s) and the era of urban revitalization (since 1970s. Development experts, politicians and the

international community, at large however, have strongly criticized urban renewals for their huge social and economic costs. These schemes were found as anti-poor designed mainly to chase out the urban poor from inner city areas. As the negative consequences of the bulldozing approach became more and more politicized, planners and policy makers retreated and started to look for approaches and strategies which perceive urban renewal as a process of integrated changes in spatial, economic, and social dimensions of slum areas. It was through this process that the second and third generations of urban renewals evolved (UURM, 2005).

In slum clearance and relocation scheme, existing structures were removed and the cleared land is reused for new projects. There are three common reasons for adopting this approach. The first one is city beautification or improvement. It is largely driven by the politicians' belief that only new and modern housing is worthwhile. The second reason is reduction of crime and health problems. In the opinion of this group slum areas are considered as breeding grounds for social and health problems and these problems of low income settlements could be solved by merely changing the physical environment. The final reason is the effective use of land and provision of public facilities. Following a physical and economic growth in inner city areas, there is commonly a rise in land values. This in turn exerts pressure to redevelop with projects of a higher return. Practical experiences throughout the world show that slum clearance and relocation has largely turned out to be ineffective as relocation areas are often poor providers of employment, incur additional travel expenses on residents and these areas often suffer from poor infrastructure (Ashenafi, 2001).

2.3 Urban Livelihood

Livelihood is the command an individual, family or another social group has over an income or resources that can be used to satisfy their needs. Livelihood comprises the capabilities, assets and activities required in order to have a means of living. The livelihoods of the poor are determined predominantly by the context in which they live and the constraints and opportunities the location presents. This is because context largely determines the assets accessible to people, how they can use these, and thus, their ability to obtain secure livelihoods (Rakodi, 2002).

The most widely accepted definition of livelihood has been provided by Chamber and Conway (1992), who have ample experiences with developing more people centered methodologies. For them, livelihood is defined as the capabilities, assets (both material and social) and activities required for a means of living. Ellis (1999) defines livelihood as the activities, the assets and the access that jointly determine the living gained by an individual or household.

2.4 Livelihood Assets

Assets are the building blocks of a sustainable livelihood. By building assets, individuals and households develop their capacity to cope with the challenges they encounter and to meet their needs on a sustained basis. The framework draws attention to the variety of assets that contribute to creating a sustainable livelihood and to ways in which they are interdependent. There are five broad categories of assets, i.e. Human Asset, Social Asset, Financial Asset, Natural Asset and Physical Asset. No single category is enough by itself but a single asset may generate multiple benefits/assets (Chambers and Conway, 1992).

These assets are to some extent similar but also vary in rural and urban context and in urban areas human assets include skills, knowledge and ability to work. Financial assets are income from the sale of labor which is often one of the most important assets for the urban poor.

Financial capital, in terms of access to employment and earnings, is strongly dependent on adequate human capital. Human capital is highly dependent on adequate nutrition, health care, safe environmental conditions, and education. Natural assets are mainly natural resources like land, water, trees, and other renewable and non-renewable resources and they are not significant for urban dwellers. Physical assets include basic infrastructure like transport, shelter, water, energy, communication. Social assets include network, membership of groups, relationship of trust and reciprocity, access to wider institutions of society to which people draw attention (Ibid).

3. The Research Methods

3.1 The Research Approach

This study is mainly aimed at assessing the effects of urban redevelopment project on the livelihood of resettled households. The study employed both qualitative and quantitative approach (mixed approach) to minimize the limitation of each approach and to address some non-quantifiable aspect of the households such as perception. It also helps to triangulate the various tools and instruments of the data collection and data analysis.

The data was gathered through interviews by simple and straight forward questions that can provide comprehensive answers. The quantitative approach was used to generate statistics or figures, to study many households at a time, to generate extensive information and to transform reality into numerical value. In addition to this, the quantitative approach was employed through conducting questionnaires in the study. It was gathered through administering a structured questionnaire and the questionnaire was pretested prior to use.

3.2 Research Design

A cross-sectional study design was employed to assess the effects of urban redevelopment project on the livelihood of resettled households in the study area. This method, instead of longitudinal approach, was chosen due to the financial resource and time shortage to carry out the research in the extended periods of time through repeated field visits to gather primary as well as secondary data. Unlike longitudinal approach, the design needs a once only data collection with the study population; it is relatively easy and cheap to undertake the study by collecting the overall information as it stands at the time of the study.

3.3 Sampling Technique

It is difficult to include the entire displaced households in the study due to a scattered nature of their resettlement sites in the city. In this research both probability sampling and non-probability sampling were employed. Therefore, due to time and budget constraints, the researchers took selected representative resettlement sites purposively. The stratified sampling was employed by considering the different relocation sites i.e., *Gotera*, *Gofa Mebrathaile* condominium sites and *Nifas Silk Lafto* expansion area.

3.4 Population

The population of the study area accounted for 1442 households. The researchers were forced to consider only 788 figureheads of families that were displaced from *Senga Tera Fird Bet* Project-I. This is because it was very difficult to get the whole displaced households in a manageable place from different resettlement sites. Thus, the researchers decided to use the 788 figureheads of families as part of the target population. These were all the 788 households who were dwellers of *Gotera*, *Gofa Mebrathaile* condominium sites and *Nifas Silk Lafto* expansion area.

3.5 Sampling Frame

The sampling frame consisted of all lists of the 788 displaced households from *Senga Tera Firdbet* Project-I which included 90 households from *Gotera* and 550 from *Mebrathaile* condominium sites as well as 148 from *Nifas Silk Lafto* expansion area.

3.6 Sampling Unit

The units of analysis were totally 162 respondents. Out of these, 19 from *Gotera*, 133 from *Mebrathaile* and 30 from the *Nifas Silk Lafto* expansion area. The sample was determined using Kothari (2010) formula at 0.05 level of significance.

3.7 Types and Sources of Data

This study was conducted based on both primary and secondary data sources to address the research questions. The importance of doing so in a mixed approach of quantitative and qualitative data analysis was to triangulate, supplement the data gathered through one instrument with those collected through different types of instrument, and to make the research results more reliable.

As noted above, the study made use of both qualitative and quantitative data. The former was data collected from FGDs, Key informants' interview, and response from structured questionnaire on social asset, economic status, housing condition and access to infrastructure and basic services were gathered from the households as well as different groups of people, while the latter was data on the respondents age, room size, income of households and rate of employment of the displaced households. Secondary data was collected from published and unpublished documents such as journals, articles, reports and publications of various levels of government bodies. Relevant electronic sites were also visited.

3.8 Method of Data Analysis

The data analysis was done with the help of different techniques including both quantitative and qualitative to assess and examine the effects of redevelopment project of displaced households. The quantitative data were analyzed by using descriptive statistics or simple statistical tools such as ratio, percentages and mean. The results of the analysis was summarized and presented in tables, charts and bar graphs. Besides, qualitative data obtained through key informants' interviews, focus group discussions, personal observations, and open ended questions were analyzed through narration. Various archives and policy documents were also reviewed and applied to supplement the primary data with more relevant issues.

4. Results and Discussions

4.1 Impacts of Urban Displacement and Resettlement

The consequences of key improvement variables in the displacement and resettlement were mentioned as joblessness, landlessness, community dissociation, food insecurity, loss of access to common property resources

and marginalization (Cernea, 1991). It was also stated that forced displacement and resettlement was often growing and ended up leaving the resettled people economically, socially and psychologically more threatened than ever before. In addition, involving resettlement imposed political factors lessens people's mental well-being, limit their choice and increases the presence of social tensions and conflict within a new settlement. The analysis of this study was conducted to assess the consequences of urban redevelopment at *Sengatera FirdBet* project-I in *Lideta* LDP based on these variables and some other issues below.

4.2 Economic Status of Sample Households

Economic Status is one important variable that is affected in displacement and resettlement, and thus the economic change of sample household heads employment condition, income source, expenditure and saving are examined below.

4.3 Employment Condition of the Sample Household Heads

According to the 2007 population and Housing Census, 77.7% were employed and 22.5% were unemployed among the economically active population in Addis Ababa. The total unemployment rate of Addis Ababa was 34.7% and 22.5% in 1994 and 2007 respectively (CSA, 2007). This shows that there was 12.2% change in percentage of unemployment rate between the two census periods.



Figure 2: Employment status of the Household Heads

Source: Field Survey, 2015

Figure 2 shows that there were 84% employed household heads and 16% unemployed household heads before displacement. On the other hand, there were about 63% employed sample household heads and 37% unemployed in the new settlement. This implies that there were 20.7% of unemployment increment before and after displacement.

Data generated from FGD and key informants of the different settlement sites supplemented this information. They stated that except government, NGO or private firm employees, the displaced people lost their jobs without any other option at the new settlement sites. Most licenses of economic activities were returned to the concerned office due to the absence of working condition. Commuting distances, shortage/absence of transport, high waiting time and cost of transport, scarce demand for labor in the new settlements were among the major challenges of the sampled households. This is because most socio-economic and development activities that generate (self) employment opportunities were concentrated in the community while in semi-urban employment activities such as urban farming (dairy production, keeping cattle) were not developed. This finding is also similar to other findings. Nebiyu (2000) found out that the unemployment rate increased from 1.2% to 11.1% in the new settlement even though 22% to the displaced people were given employment opportunity in the project. He depicted that lack of potential clients and markets were the major causes of unemployment in the new site.

4.4 Income of the Household Heads

4.4.1 Monthly Income

The study revealed that previously 39.5%, 41.4% and 11.7% of the households had an income of less than 650, 651-1300 and 1301-1950 birr per month respectively. In the respondents' new domicile, their monthly income has increased. Those who used to earn 'between' 651-1300 have increased their income up to 48.1%, i.e. their monthly income of 1301-1950 has increased from 11.7% to 19.8% birr. A small proportion (7.4%) used to earn above 1950 birr and in the new domicile, this amount has increased up to 19.8%. Data from the FGD and key informants showed that most displaced residents used to have additional sources of income from renting part of their dwelling units, boarding rooms (night or day), part-time pieces of work in nearby restaurants, garages and from many other sources before displacement at *Sengatera Fird Bet* project- I. On the contrary, the new

settlement has no new job opportunity and employment compared to their previous settlement.

From this, it can be inferred that the monthly income has increased in nominal terms, but here one should consider the inflation i.e. the high increase in cost of living or the amount of money needed to purchase goods and services required to maintain standard living. Consumer Price Index (CPI) is used to determine the cost of living and as an indicator of inflation. Given this fact, one can realize that even though the monthly income of the households increased, it could not purchase the required amount of consumer goods and services to maintain the living standard at least at previous level.

The survey results and the focus group discussions indicated that in the new settlement, the financial capital decreased because there was no alternative source of income; many of the households were forced to leave their previous work and engage in daily labor works which by itself was not sufficient for daily consumption, and from this one can easily conclude that saving was unthinkable. In the questionnaire, one of the respondents confirmed that it was time to think of saving; many respondents (nearly 80 %) were always striving for daily bread and for their children's consumption. There were no alternative jobs in their surrounding similar to the job opportunities when they were in the inner city. So they could not expect saving but only sustaining their daily life.

4.4.2 Households Expenditure

Data from the FGD and key informants revealed that their expenses in the resettlement sites had been increased due to many factors such as increased transport cost, increased commodities' price and new house ancillaries. These conditions also affected their saving and deposit (credit association, but deposit, and other previous activities). This was because they lost their size related to diversified sources of income (house rent, boarding and informal markets and business) and/ or employment in the new settlement. Consequently, most displaced residents had deficit in the new settlement. Furthermore, most respondents had no regular sources of income but they had many expenses for new house facilities, higher house rent and high transport cost.

4.5 Social Networks and Neighborhood Ties of the Displaced Residents

Social organizations are community based organizations established based on common norms and values for a common purpose. In Ethiopia, these organizations are very common and highly tied with the communal life of the people. Some of the organizations are *iddir*, *ekub*, *mehaber* and the like. One of the indicators for a neighborhood tie is the presence and participation level of individuals in these organizations.

4.5.1 Neighborhood Ties, Urban Displacement and Resettlement

One of the possible consequences of displacement and resettlement is the break-up of neighborhood ties that existed for many years. The resettlement was done based on only the ability of the residents to pay the down payment and in random patterns without considering social issues of a neighborhood. Thus, the neighborhood that had many mythic social economics was affected by a disagreement and conflict in the different new resettlement sites.

Moreover, the project dismantled important social organization and neighborhood ties. Some of the causes of social disparities were the different periods of displacement and resettlement, resettlement outside their area of origin, and mix of different people from different areas and, in appropriate dwelling units, lack of access to infrastructures, lack of employment opportunities and lack of government re-establishment scheme in the new settlement sites.

4.6 Housing Condition

For the preparation of the study of LDP, many houses (more than 1442 private and public houses with many infrastructures and services, halls and institutions) were bulldozed and cleared. However, their replacement by more valued land redevelopment (diversified and intensified) was realized for more than five years in *Lideta* sub-city *Sengatera Firdbet* Project-I.

4.6.1 House Tenure Type

Shelter is one of the vital urban issues that needs due attention and tenure security is complimentary to it. The findings of the study showed previously 26% and 66% of the respondents lived in privately owned and *kebele* owned houses respectively. On the other hand, all of the respondents replied that they were living in their privately owned houses. This shows that the government provided tenure security for all the sampled households in the new settlement sites by giving either condominium houses or plots of land though the plot size is smaller than the previous one.

4.6.2 Number of Rooms

One indicator of housing quality is the space within the housing units. This can be determined by counting the number of rooms in a housing unit. In 1990, it was estimated that 17 percent of the world's stock of housing was one-room unit, among which some three quarters were in developing countries. In Kenya for example, 59.3 percent of all urban dwellings in the eight largest cities/towns were single-rooms in 1993. The general figure for the city of Addis Ababa was 30.9% for households with only one room. Within the city, 28.7% of the households

had two rooms. This means more than 60% of the households had one or two rooms (UN-Habitat, 2007).

Table 1: The Number of Rooms for Housing Units before and After Displacement

Number of Room	Previous Settlement		New Settlement	
	Frequency	Percent	Frequency	Percent
One Room	35	21.6	-	-
Two Rooms	87	53.7	2	1.2
Three Rooms and Above	40	24.7	160	98.8
Total	162	100	162	100

Source: Field Survey, 2015

According to the survey result, the most dissatisfying aspect of the previous dwellings was the inadequacy of rooms and space in the household. In the new settlement, none of the sampled households lived in a single dwelling room. Previously, a significant number of the respondents in the study area began to live in either one or two rooms. Data from FGD and key informants supplemented that most dwellers had earned additional income by renting extra classes informally in their previous settlement even though some house were dilapidated and needed some redevelopment/upgrading/ intervention. Moreover, they stated that even though their previous house had no enough room and they were not wide enough, they used their houses to work home-based activities with the available housing facilities. Recently, out of the households surveyed, 1.2% and 98.8% started to dwell in two and three rooms respectively. This shows that inadequacy of rooms and spaces has decreased and there are also improvements in the housing condition. Furthermore, data from the FGD and key informants indicated that the households have more than two rooms in the new settlement sites. All the sampled households are living in a better dwelling unit than the previous settlement site.

4.6.3 Kitchen Facility

Table 2: Availability of Kitchen

Availability of Kitchen	Previous settlement		New Settlement	
	Frequency	Percent	Frequency	Percent
Private	72	44.4	155	95.7
Shared	85	52.5	-	-
Open air	2	1.2	-	-
None	3	1.9	7	4.3
Total	162	100	162	100

Source: Field Survey, 2015

In the previous settlement 52.5% of the households used to use a shared kitchen with neighbors, whereas 44.4% of the respondents possessed their own private kitchen and the remaining 3.1% had no kitchen facility. In the new settlement, the situation changed, while 95.7% possess private kitchen, 4.3% of the respondents had no kitchen facility. This figure shows, even though the number of private kitchen holders had increased, on the other hand, the percentage of respondents who had no kitchen facility showed a slight increase, from 3.1% to 4.3%. This means few of the households were at one time or another using their living or bedrooms as kitchens. Data from the FGD and Key informants clearly show that though the government constructed communal kitchen in the compound, the communal kitchen facility was not functional in the condominium sites. Besides, the researchers have observed the communal kitchen was full of dirt as in a toilet.

4.7 Infrastructure and Service Provision

Urban areas require well-planned net work of different infrastructures and social services due to a large population size and high density of settlements. They require infrastructures that provide communication (radio, telephone, mail, internet and fax), supply (water, power, education, health service) and collection/removal (drainage, waste removal and sewerage) and transport. The following section deals with the impact of urban redevelopment on some infrastructures and service accessibilities before and after displacement in *Lideta Segetera Fird Bet* project-I.

4.7.1 Water Provision

Water is one of the most important basic needs of human being and its provision for the survival of life is unquestionable. However, resettlement sites in the outskirts of Addis Ababa have problems in accessing water to displaced residents.

Table 3: Respondents' Water Source before and after Displacement

Type of source	Previous Settlement		New Settlement	
	Frequency	Percent	Frequency	Percent
Private Tap Water	92	56.8	162	100
Shared/Public Tap	43	26.5	-	-
Purchased from Private	27	16.7	-	-
Other	-	-	-	-
Total	162	100	162	100

Source: Field Survey, 2015

Table 3 shows that 56.8% of the sample household heads used to have their private tap water; 26.5% of the respondents had public/shared tap water and 16.7% of the respondents purchased from private options before displacement. About 100% of the sampled household heads have their own Private tap water in the new settlement sites even though they sometimes could not access. This implies that the displaced residents have a better access to own tap water. This in turn has significantly contributed to the health condition of the dwellers. Data from FGD and key informants showed that there is water interruption in the new settlement sites. The residents have got water from the tap two days in a week particularly in *Mebrathaile* condominium and *Nifas Silk Lafto* area. During water interruption, some displaced residents use water from traders on donkey's back and daily labourers.



Figure 3: Residents' Own Private Tap at the New Settlements, *Gotera and Gofa Mebrathaile* Condominium Houses

Source: Field Survey, 2015

4.7.2 Electricity provision

Electricity is the other important household facility that needs to be fulfilled in time before the displacement. The data from FGD and key informants' showed that all resettlement sites were without electricity for many months; however, recently all resettlements have got access to electricity.

In the study area, all of the households have access to electric power. The survey shows that in the previous settlement, 18% of the residents used to use communal meter and 82% had their own meter. The condition is improved and currently 100% of the respondents use private meter. According to the study conducted by Ashenafi (2001) on average, 45% of the households use private meter in Addis Ababa. Compared to this, the study area shows better access to electricity, and from this. One can conclude that access to electricity service is more improved in the new settlement than ever before. However, there is a very serious power interception which affects the day-to-day activities of the displaced dwellers.

Table 4: Availability of Electricity Service before and after Displacement

Electricity	Previous settlement		New settlement	
	Frequency	Percent	Frequency	Percent
Own meter	133	82	162	100
Communal meter	29	18	-	-
Total	162	100	162	100

Source: Field Survey, 2015

4.7.3 Educational Service

A citywide baseline survey has indicated that the most important problems challenging the education sector of the city government of Addis Ababa are shortage of schools, uneven distribution, inconvenient location, inefficient management, and dilapidated school buildings due to lack of proper maintenance (Fitsum, 2007).

The government has the responsibility of providing adequate schooling opportunities to ensure its fair distribution and improve its quality and administration. Due to shortage of time and finance, the researchers selected to see the distribution of government schools accessibility before and after displacement.

Table 5: Availability of School in Nearby Settlement

Availability of School	Previous settlement		New settlement	
	Frequency	Percent	Frequency	Percent
Yes	162	100	105	65
No	-	-	57	35
Total	162	100	162	100

Source: Field Survey, 2015

The other most important social service is education. Educated labor force is the major human capital and resource of a nation. To attain this goal, accessing school to all school age children is also one of the Millennium Development Goals (MDG). Taking this fact into consideration, government is undertaking many initiatives and interventions in all parts of the country and urban centers are also part of it. Nevertheless, it does not mean that the intended plan met its goal and all students have access to school, but there are many tangible experiences that our country is undergoing.

Table 5 above shows that in the new settlement, 35% of the relocated households could not have access to school, but the remaining 65% of the respondents expressed that they have access to school services. The sampled respondents said that most of the relocations were undertaken before the semester break and due to this many children were forced to be drop outs in their school for a year or above while others were supposed to go daily to their former school with too much effort of their family. In the new site, schools difficult to easily access are *Hibir, Abune Basilos, Ayer Tena and Netsanet Chora* since they are far away from the residential areas of the communities. This implies that urban redevelopment project affects access to education in the new settlement sites.

The GIS data shows that the displaced residents had a number of government school education accessibility before their displacement, i.e. within a 2 km distance in *Lideta (Bailcha Abanfso, Bekele Woiya, Tesfakokeb, Abay Minich, Hiwot Minch, Saint George, Shameles Habite, Frehiwot, John F. Kennedy, Addis Ketema, Higher 23, Birehane Hiwote, Agazian, Beyene Merid* and so on). However, most of the new settlement sites have no easy access to primary and high schools. Data from the FGD and key informants' indicate that residents have got challenge of access to education in shorter distance. Moreover, some children failed to continue their formal education due to a longer distance, high cost of transportation and schools located in the new sites as confirmed by children who had no access to school in the new settlements. In addition to this, the key informants stated that a financial problem was the main cause for the children to attend government schools rather than private schools.

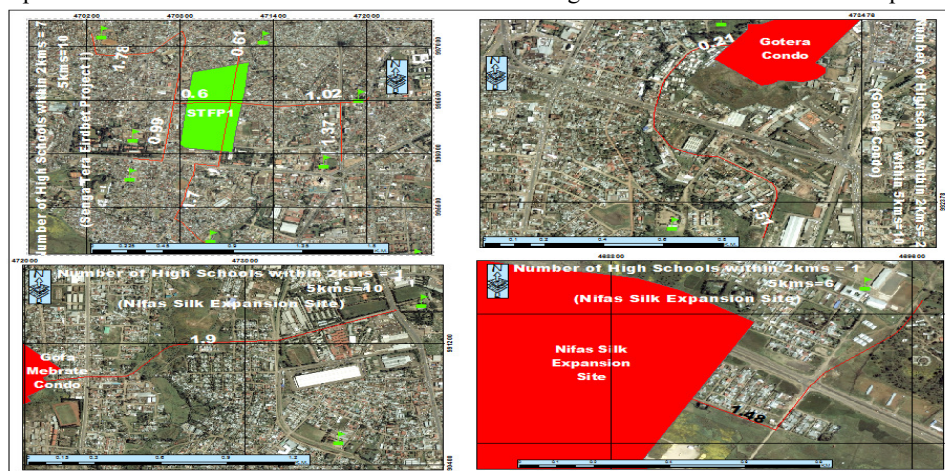


Figure 4: Distribution of High Schools within 2kms and 5kms before and after Displacement

Source: Developed by the Researchers, 2015

4.7.4 Health Service

Table 6: Availability of Health in Nearby Settlement

Availability of Health Institution/Hospital	Previous settlement		New settlement	
	Frequency	Percent	Frequency	Percent
Yes	162	100	65	40
No	-	-	97	60
Total	162	100	162	100

Source: Field Survey, 2015

Following the relocation to the new area, the other critical problem observed is lack of health facility for the

households. As indicated above, previously since they were dwelling in the inner city all basic social services were available in the surrounding but in the new living place, the households are facing acute health facility problem. According to the survey results, 60% of the households responded that they have no access to health facility whether it is a clinic, a pharmacy or a health center or hospital in the nearby settlement. 40% of the respondents who have access to health service are those using government and private health sectors. Thus, the relocated households have completely lost the location advantage of the health center they get from the inner city in service delivery system.

The GIS data shows that in the former residence, *Black Lion, Zewditu, Gandi, and Blcha, Tor Hayloch, Amanuel, Beletishachew* hospitals were found in a very close proximity to the respondents' residences. Therefore, the sampled respondents used to only walk to get to hospital. The FGD and key informants' data confirmed that in the new settlement, access to health institutions mainly hospitals is inadequate compared with the previous area. This makes it difficult due to lack of easy transport, low availability of hospitals and low monthly income in the new settlement. In addition to this, the sampled respondents replied that they have faced economic problems to have access to the private health centres.

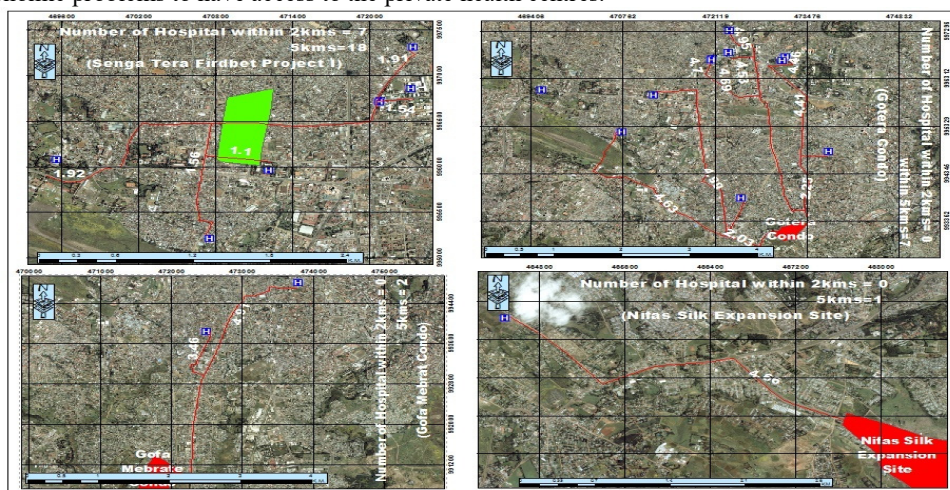


Figure 5: Distribution of Hospitals Before and after Displacement
Source: Developed by the Researchers, 2015

4.7.5 Market and Recreation Services

Market and recreation centers are social service options needed for dwellers in urban centers. Access to market has a great role to sustain the daily life of the poor at affordable price. In addition, a recreation center for the young and even for the old is crucial to avoid delinquency, joblessness. Market and recreation centers create employment opportunity; enhance communication and interactions. This would significantly affect the social network since it creates an opportunity to communicate informally.

As Table 7 shows, 72% of the households responded that they did not have access to market and recreation center. However, in their previous residences, they were near “Merkato” and other large and small supermarkets. They were using also spots at Stadium, Saint George Brewery, Golf Club, National Theater, “Meskel” Square and others which are used as recreational centers of the city. In Nifas Silk Lafto and Mebrathaile, there is no access to both market and recreation areas. The residents are supposed to travel more than 5km, but the great challenge is that there is no transportation to move commodities to their home in their new living place. The only mode of transport they have is “gari” but it is also very expensive.

Table 7: Availability of Market & Recreation Center

Availability of Market & Recreation Center	Previous Settlement		New Settlement	
	Frequency	Percent	Frequency	Percent
Yes	162	100	45	28
No	-	-	117	72
Total	162	100	162	100

Source: Field Survey, 2015

In the focus group discussion, women were explaining how tough life in *Nifas Silk Lafto* is since they could not cope with it at the beginning. In addition to these all problems, there is also no millstone in the area and the respondents suffer a lot to handle the situation. As to a respondent's ideas, millstone is one of the critical problems that the households are facing. This is mainly because the market and the millstone are all found 2km away from the area and the households always travel and are subject to unbearable cost to get flour.



Figure 6: Children Playground in Gofa, New Settlement Site.

Source: Field Survey, 2015

4.7.6 Road network and transport system

Road network planning is widespread and is the most important part in planning. This is because roads have multifunction in addition to the main purpose for which they are constructed. An appropriate road network is useful for the installation of drainage sewerage system, electric lines, water supply and telephone line.

Lideta is one of the places with dense road networks and access to transport. There are a number of city buses passing through it and a number of taxis, too. On the other hand, the new resettlement sites have problems of transport access and options.

Table 8: Distance between Working Place and Residency before and after Displacement

Distance (km)	Previous settlement		New settlement	
	Frequency	Percent	Frequency	Percent
Adjacent home	37	27.2	1	0.9
<1	62	45.6	7	6.8
1-5	21	15.4	18	17.5
6-10	10	7.4	65	63.1
>10	6	4.4	12	11.7
Total	136	100	103	100

Source: Field Survey, 2015

Table 8 shows that 24.8% of the respondents had their working place adjacent to their residence. About 45.6% of the respondents had their working place at working distance (less than a kilometer) in their previous settlement. On the other hand, the majority of the respondents (74.8%) are found far away from their working place, i.e. above 5 km distance) in new settlement sites. All displaced dwellers at different sites stated that almost all of them had adjacent or walking distance to and from their working place and displaced were enjoying walking from their home to work place in their previous settlement. However, in the new settlement enjoying walking is replaced by waiting a long time for transport and suffocation in bus.

5. Conclusions and Recommendations

5.1 Conclusions

The focus of this study is to assess the effect of urban redevelopment induced displacement and resettlement on the Livelihood of Resettled Households in *Lideta Sengatera Firdbet* Project-I. The problem of displacement and resettlement is so multi-faceted that it requires holistic approaches to arrive at a conclusion. This paper has assessed the most important livelihood assets that are affected by urban redevelopment project. Currently, more than 23 major LDP sites are undertaken in redevelopment project in Addis Ababa. The displaced people are resettled in the outskirts of the city where infrastructure and service provision are inadequate.

What is more, the level of provision of utilities has been relatively improved. Especially in *Gotera* and *Mebrathaile* Condominium sites, most of the houses have a private kitchen facility. Furthermore, most of the households have improved access to electricity, potable water, waste disposal system, toilet facility and better housing unit since almost all the housing units are constructed from modern construction materials like bricks, metals and glasses.

On the other hand, the resettlement had its own adverse consequences. The most essential aspect of the previous settlement was the closeness to work places and availability of services in the nearby settlement. A typical inner city convenience of closeness to work places allows residents either to walk to work places, markets and schools or take a bus or taxi from a nearby location, and walking was the most common mode of transport to access major amenities. This cut down the cost of transport thereby making their livelihood to be sustained. However, now in the study area, due to the relocation program, the residents have been denied access to these services and become susceptible for all these costs that ultimately affected their livelihood.

Even though all the sampled respondents have their own private kitchen facilities, the communal kitchen room is not functional. As a result, the households were forced to use an open air since the concerned body did

not finish the communal kitchen even for washing utensils before the houses were transferred to the residents. Even worst, the people used the communal kitchen as a toilet full of dirt.

In investigating the existence of social organizations and the social networks, it was revealed in the study that the majority of the respondents are members of “*idir*”. The inner city intervention programs had a detrimental (negative) effect on community based organizations such as the *idir* and *Ekub*. The redevelopment project destroyed age-old alliance among neighbors. On the other hand, community based organizations such as the “*idir*” can be a tool for communicating with the community and are basically agents of participation. They can also become mediators between the population and the financial institutions in matters of social security. Accordingly, though there was interruption in the social network, the only social capital they possessed during relocation to new settlement areas were the social organizations, i.e. the households have continued participating in the social organizations for the sake of their social security. Thus, *Ekub* and neighborhood ties were found to be active though they were highly affected by the redevelopment project.

5.2 Recommendations

Based on the findings and the conclusions drawn, the following recommendations have been forwarded to concerned bodies:

- The adverse consequences of the relocation program have been the remoteness of the workplaces and lack of easy access to services in the new settlements. Unlike in the previous settlement, residents in the relocation sites had to travel a long distance so as to get access to schools, health facilities, markets, etc. which have, in turn, doubled the cost of transport. Added to this, the resettlement has resulted in a considerable increment of an unemployment rate. The sum total of these has prompted an augmentation of the cost of life in the new settlements. Therefore, the government and other stakeholders should counteract these problems. Firstly, all the infrastructures, such as schools, health centers and roads should be fulfilled before transferring the condominiums to the users. This avoids the additional cost that the resettled households have to incur. Secondly, the government should organize the households in small and micro-enterprises and assist them through preferential interest rates from bank. Besides, it has to create a market link for their products. This enables the households to make a living in their new settlements.
- Practical and strategic interventions need to be encouraged for the redevelopment in relation to the low-income households so as to build their livelihood assets through counseling programs, education, employment training, economic literacy and savings programs, and support for small business development.
- The redevelopment program needs to balance between the urgency to redevelop the partly ugly image of Addis Ababa with the other aim of the whole process, i.e. improving the living and housing conditions of the slum dwellers. The inner-city slums are not only shelters for the poor but also sources of livelihood. Therefore, any redevelopment project needs to focus on on-site resettlement of the residents in order to make them beneficiaries of the physical and social improvements of the area. If on-site resettlement is not possible resettling people in a nearby location all together is advisable. This would have two benefits: (1) the residents would benefit from the redevelopment of the area and their social network would also be maintained; (2) the redevelopment plan as one of the major project activities, should be creating job opportunities to the residents. In addition, necessary follow-up and support need to be given to them so that they can sustain the job. The government needs to arrange better modalities for residents moving to new domiciles so that they can own a descent house commensurate with their annual income.

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