



Assessing Sustainability in Urban Redevelopment Projects (The case of Addis Ababa-Ethiopia)



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Abstract

Sustainability is defined as an attempt for creating and maintaining of livelihood opportunity, provision and maintenance of social, economic and environmental infrastructure, facilitating the profitability of the economic sector and maintaining the integrity of self-organizing systems of nature to perpetuate the resources for future generations. This study investigated sustainability through the analysis of urban redevelopment projects in the city of Addis Ababa. The subject is very wide and complex. This study employees specific social, economic and environmental criteria that can be applied at local level with the given time. It is pursued using case study method by analyzing three selected redevelopment projects in Addis Ababa. The primary data are collected using qualitative techniques. Quantitative data collected from secondary sources are used as a prelude. The analysis is based on the collected data from each case included in the study. The study demonstrated that urban redevelopment in the city is mainly focused on improving the physical condition of the houses without giving equal emphasis to the social and environmental aspects. The findings from the case studies showed that relocation due to the urban redevelopment has caused fragmentation of the existing social ties. The environmental component, especially the role of green infrastructure in achieving sustainability and poverty reduction, is neglected as well. Development of relocation policies that maintain the existing social network intact and preparation of neighborhood planning and design manual that strictly requires inclusion of environmental requirements is suggested. The study pointed out the development of more comprehensive redevelopment strategy for further research.

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Definition of local words

Birr- Ethiopian local currency

Filwuha-hot spring

Gebeya-market place

Gullit-small open market serving for neighborhood level

Kebele- Residents association. The smallest administrative unit

Kitiya- equivalent to 'extension of a house'

Safar- equivalent to village/neighborhood

Woreda- the second lowest tier of government next to kebele

Acronyms

AACAWUDB- Addis Ababa City Administration Works and Urban Development Bureau

AACG Addis Ababa City Government

AAGHP-Addis Ababa Grand Housing Program

AAHDPO- Addis Ababa Housing Development Project Office

AAIGHP- Addis Ababa is the Addis Ababa Integrated Grand Housing Program

AAUPII- Addis Ababa Urban Plan and Information Institute

AU- African Union

CSA -Central Statistics Agency

DFID- Department of International Development

ECA- Economic Commission of Africa

EEPC- Ethiopia Electric Power Corporation

EPRDF- Ethiopian People Revolutionary Democratic Front

ETB -Ethiopian Birr (local currency)

FDRE -Federal Democratic Republic of Ethiopia

GTP-Growth and Transformation Program

HICES-Household Income and Consumption Survey

IHDP- Integrated Housing Development Project

LDP- Local Development Plan

MDGs- Millennium Development Goals

MoFED- Ministry of Finance and Economic Development

MSEs- Micro and Small-scale Enterprises

MWUD- Ministry of Works and Urban Development

NGO- Non-Governmental Organization

ORAAMP- Office of Revision of Addis Ababa Master Plan

PADCO- Planning and Development Collaborative International

PASDEP- Plan for Accelerated and Sustained Development to End Poverty

RHA- Rental Housing Administration

SDPRP-Sustainable Development and Poverty Reduction Program

SLF- Sustainable Livelihood Framework

SSA- Sub Saharan African

UN- United Nations

UNCED- United Nations Conference on Environment and Development

UNECA- United Nations Economic Commission of Africa

UNCHS- United Nations Center for Human Settlement

USD-United States Dollar

PART-I

Chapter 1: Introduction

1.1 Rationale of the Study

This study took place in the city of Addis Ababa, the capital city of the Federal Democratic Republic of Ethiopia. The country is one of the Sub Saharan African (SSA) countries located at the horn of the continent. Administrative wise, there are 9 regional states and two city administrations in Ethiopia. The city of Addis Ababa is the first city chartered a status of city administration since 1996. In addition to its being the seat of the central state, it is also the melting pot of most important key urban economic, social and industrial center of the country. Apart from this, the city occupies the lion's share of infrastructures and majority of skilled labour as compared to the remaining regions. The city hosts many continental and international institutions including the African Union (AU) Head Quarter and United Nations Economic Commission of Africa (UNECA); more than 93 embassies and different international organizations (UN-Habitat, 2008).

Demographically, 16% of the population of Ethiopia lives in urban areas while the remaining 84% live in rural areas. The annual urbanization rate in Ethiopia is 4.4% and the total number of urban population is expected to rise from 11.7 to 22 million by 2020 (MoFED, 2006). The capital is a true primate city as the population of it is 14 times larger than that of the second largest city, Dire Dawa (MWUD, 2006). As to the UN-Habitat estimation, the population in the city has nearly doubled every decade. Currently it is estimated to be 4 million and it accounts for more than 30 per cent of the total urban population in the country. According to the estimation, this number will continue to rise to 22 million in 2024 (UN-Habitat, 2008). Cognizant of this fact the 2007 UN report also mentioned that the capital city continues to attract 90,000 to 120,000 new residents every year, mainly due to net emigration (UN-Habitat, 2007)

The rapid economic growth during the past consecutive years has still been attracting many rural emigrants. This has imposed a huge burden on limited land and water resources and insufficient infrastructure of the capital. As a consequence, the living quality of the city dwellers is getting worse from time to time. As to the UN report, about 70% of the urban population in Ethiopia is living in slums (*ibid*). In the case of Addis Ababa, the percentage of slum dwellers even rises to 80% (Elias, 2008). About 35% of the nation's urban populations are living below the poverty line. The average urban unemployment is estimated to be 26% (CSA, 2004/05). This percentage rises up to 40% in larger urban centers including Addis Ababa (*ibid*). This shows that any kind of development intervention in the capital might have a tremendous impact on the total development of the country as the city accounts to a significant portion of the urban population of the country. Taking the situations in to account, the government of the Federal Democratic Republic of Ethiopia (FDRE) has been taking various measures in the city.

Being one of the 189 member states that adopted the Millennium Declaration in 2000 to the achievement of the Millennium Development Goals (MDGs), the government of Ethiopia had been dedicated to achieve the national MDGs with the main development objective of poverty eradication. In line with this, in order to achieve the MDG 7, target 11-improving the quality of lives of millions of slum dwellers is of special significance to urban development in Ethiopia (UN-Habitat, 2007). As part of this global agenda, the country in general and Addis Ababa in particular, has been opting to minimize the number of slum dwellers by half in 2015 (MoFED, 2002).

In this regard, Addis Ababa has been pioneering initiatives to minimize its slums for decades. Upgrading, maintenance and renovation of the dilapidated inner-city neighborhoods have been carried on by governmental, non-governmental and community based organizations. The massive housing development project launched in 2004/2005 to upgrade the inner parts of the city between 2005 and 2010 is also part of the effort to solve the problem. Improving access roads, building communal latrines, public taps, culverts and bridges are among the major activities included in the effort by the city administration to achieve its national and global goal. The ongoing effort of the city administration further extends to employment generation, financial management, land administration, environmental conservation as well as supporting micro-enterprises. However, the overwhelming continuous flux of population from the rural areas and smaller towns to the capital along with the natural growth rate has dwarfed the ability of the city to deliver quality services and facilities as intended to (MoFED, 2006; Curran, 2007).

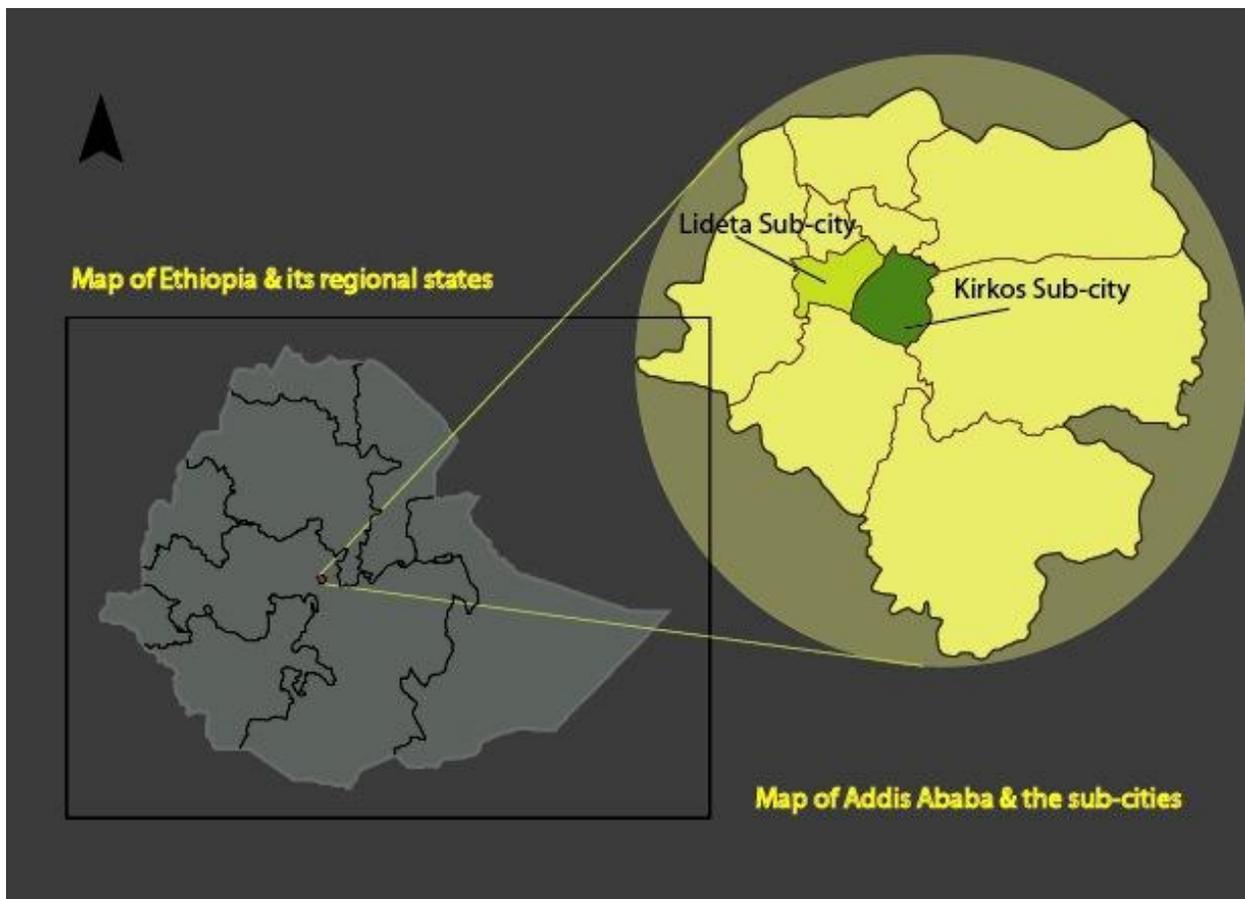


Figure1: Location Map of Addis Ababa

1.2 Motives and Relevance of the Study

Eventhough, urban renewal and upgrading is not a new phenomena in Ethiopia, the scale and intensity of intervention in the last two decades is so intense. The lives of thousands of the city dwellers have been affected positively or negatively due to the resulting government-initiated dynamics. Therefore, the issue of slum clearance and urban renewal has been the focus of a lot of researches conducted on the city. The

following paragraphs show briefly the review of some of those recent studies undertaken about the subject under consideration in the capital.

Implementation Of Local Development Plans In Addis Ababa The Case Of ECA LDP by Dejene Mulugeta (2005). The objective was examining the problems of urban plan implementation and investigating the challenges and the impacts of implementing LDPs on the social and economic lives of the residents of the city of Addis Ababa. The study used both qualitative and quantitative method to compare the two LDPs (those made in 1998 and in 2002) made for ECA, *Kazanchis* area. The study made a comprehensive analysis on the planning process and implementation of LDP in relation to the master plan in the city of Addis Ababa. The institutional and legal framework, the plan preparation trends; LDP preparation and implementation and the socio-economic impacts of implementing LDPs in Addis Ababa are studied in depth. The findings of the study showed both the negative and positive consequence of the introduction of LDPs in the planning trend of Addis Ababa. According to Dejene, the positive outcome is it induced planned urban development unlike the previous trends. His study also revealed the physical, financial, institutional, legal challenges and socio-economic disintegration created in the process of implementing LDPs. The other problems identified include technical dimension of the planning where the plans prepared for the case study area are only two dimensionally conceived without any idea what could it look like after the implementation. The preparation of LDP on block level without any regulation of how to subdivide to individual plots was challenging in the case study area.

Low Rent Public Housing in Addis Ababa. Renter-initiated transformation of Kebele Housing. (Yonas Alemayehu. 2003. MSc). The study aimed to examine the process of residents-initiated transformations in low-rent *kebele*-owned houses in Addis. Using three case studies in the city, Yonas assessed how the *kebele*-tenant residents transform their dwellings to optimize the livable space and to satisfy their spatial demand to run their daily household chores comfortably. He also assessed the major factors driving the residents to do so. According to his study, by using better quality construction material, by changing the function of the houses, by spatial extension and by subdivision of their dwellings, the residents contributed to the supply side of the housing with in Addis Ababa. Finally he pointed out the potential of renter-initiated transformation as an alternative way to address the provision of affordable housing for the urban poor.

Likewise, *KITIYA – Transformation of Low Income Housing in Addis Ababa* (Essayas Ababu Tarekegn. 2000. PhD Thesis) is a PhD thesis focused on self-initiated transformations. The objective was to find the potentials and problems of transformation of low-income formal housing, and lay the basis for appropriate and sustainable housing provision. It was also aimed at finding out how and why dwellers transform their dwellings. After studying and analyzing three cases, he revealed economic, social, cultural and environmental demands to be the main reasons for self-initiated transformations. After describing the huge mismatch between the formal housing supply and the demand of low income residents, he illuminated on the potential of transformation to provide access to housing for the low income. Transformation (*kitiya*) allows the poor to run house-based livelihood activities

Contested Space. Transformation of Inner-City Market Areas, and Users Reaction in Addis Ababa, Ethiopia. (Heyaw Terefe. 2005 a Ph.D.Thesis). According to his study, the competing interest on inner city urban land by different economic group; its impact on the existing open-air market (*Mercato*); and the

vulnerability of low-income population whose livelihood is dependent on the market during the urban transformation and development process is the major problem to carry on the study. Hence the general objective of the research was to investigate the physical transformation of centrally located market places and the mode of reaction to proposed plans by the business community. The extent of the users' reactions to influence the ongoing intervention was a main concern of the research too. Using case study method in different sites around *Mercato*, the findings show that the rise in land prices has caused the displacement of small-scale activities by large businesses. But the study also showed that it was an opportunity for intensification of land use for the small-scale activities themselves. According to Heyaw (2005), participation of small scale businesses along with other stakeholders on the transformation process of market places is a key to reach on win-win situation for both.

Inner-City Renewal in Addis Ababa. The Impact of Resettlement on the Socio-Economic and Housing Situation of Low-Income Residents (Ashenafi Gossaye. 2001. PhD.Thesis). The study described the complex nature of Inner-city renewal and the vulnerability of the low-income population in developing countries, particularly those living in central areas. The objective was to identify and discuss the impacts of inner-city renewal and its impact on the socio-economic as well as housing condition of the low-income population living in the inner city of Addis Ababa. The study was undertaken by investigating the complex urban renewal process through empirical data and then using case study method on two cases in the city. In addition to pinpointing the lack of public engagement in the renewal process and institutional as well as technical weakness on the government side, the findings portrayed the improvement in the physical condition of the housings after the renewal. The longer travel time and extra cost incurred on the relocated households due to the location of the new houses away from the center is also depicted as a negative drawback of the redevelopment in the study.

Elias Yitbarek (2008) in his '*Revitalizing slums' Revealing Responses-Urban up grading in tenant-dominated inner-city settlements in Addis Ababa, Ethiopia*', dealt with the phenomenon of urban upgrading in tenant-dominated non-planned inner-city settlements of the city of Addis Ababa. He employed a case study approach to examine the response of tenants on the spatial transformations of their dwellings. The study considered urban upgrading as a process through which the continuous dynamics and interactions of various stakeholders is manifested. After studying three cases in *Kirkos*, *Menen* and *Kolfe*, the findings of his research revealed the tremendous significance of existing voluntary indigenous *iddir* coalitions in mobilizing the community and unleashing the resources of the urban poor and to motivate them to upward mobility. The study also found out the advantage of the residents' improved property right on the houses they live both to mobilize their resources and to ensure their direct continuous participation in the upgrading process of their living environment. By improved property right he proposed a kind of tenure 'between renting and owning' to let them own the house with longer period instead of having it immediately. The purpose of doing so is to protect the poor from selling out. The study was undertaken in both qualitative and quantitative methods and employed mix of various methodologies. The data were collected from both primary and secondary sources. Relevant literatures and policy documents were analyzed in depth in this particular thesis.

Impact of Urban Redevelopment on the Livelihood of Displaced People in Addis Ababa By Birhanu Zeleke (2006) conducted a research on the implementation of *Kasanchis* local development plan (LDP).

According to his study about 600 households were affected by the program, and were partially relocated at eight different sites all in the outskirts of the city where there was no adequate infrastructure and public services. The finding of the study depicted the negative impact of resettlement when the residents of one area are being resettled in to different sites in disintegrating the community by breaking the intricate social network and neighborhood ties. He further pointed out how most of the victims of the renewal became impoverished due to their loss of portfolio of livelihood activities. According to his qualitative study, only 2.5 percent of the displaced households were satisfied with the change. The study also found out that the project lacked legal framework, legal institution in charge with all the necessary implementation tools such as policy plan. As a result the displaced households were relocated to new site where basic infrastructure and public facilities were inadequate. The study was conducted on the pilot project undertaken by the government to implement LDP in the city. Therefore, taking the situation of the country in general, such kind of lack of coordination and institutional framework is expected.

Urban Renewal in Addis Ababa: A Case Study of Sheraton Addis and Kasanchis Projects by Abebe Zeleul (2001) executed his study on the project area mentioned above and the relocation of residents by privately owned hotel, Sheraton Addis. The study revealed that development projects that were implemented by private developers are relatively better and efficient than those run by the government. Like Berhanu's study, Abebe also pointed out the lack of institutional body and policy regardless of the main actor. He also revealed the lack of legal frame about urban renewal policy to mitigate the negative impact and enhance the positive experience of such projects. He also pin pointed the importance of participation of all stakeholders in such urban renewal projects in the city.

Likewise, Meron Assefa's (2004) '*Female-headed Households and Poverty in Urban Ethiopia*'; Tizita Mulugeta's (2001). '*A Comparative Analysis of Female and Male headed households in Addis Ababa*'; *Impact of development-induced displacement on female headed households in inner city slum areas of Addis Ababa: the case of Sheraton Addis expansion project*" by Etenesh Melesse (2007) is a study of the same kind with major emphasis on gender based consequences. They both highlighted that female and female-headed households are the ones affected drastically than their male counterparts in redevelopment and renewal programs held in Addis Ababa.

In general, it has been nearly two decades since urban redevelopment using LDP in a neighborhood scale in Addis Ababa began. Many studies have been undertaken about the issue in different organizations and academic institutions. However, most of the studies undertaken in the city were either on specific issues related to urban redevelopment and/or its impact. Some focused on the housing problem which is very acute or on the social impact of urban redevelopment projects. Others focused on the role of different actors to solve the housing problem or to revitalize the physical condition of the city core. Some others concentrated on the consequence of urban transformation in the socio-economic life of the residents. Almost all of the studies depicted the impact of redevelopment on the lives of the urban poor. There is a knowledge gap in addressing the complexity of poverty holistically in urban redevelopment projects.

Poverty is a complex phenomenon having multiple dimensions than just a lack of wealth. It cannot be described by simple calculation based on income and consumption pattern. It is highly dependent on

contexts, assets, structures, livelihood strategies & outcomes, and their interaction. The interrelated influence of the social, economic and environmental factors on the livelihood of the poor are among the basic assets from which the urban poor can draw for survival and to escape out of poverty. Hence, addressing poverty, which is also the main target of FDRE, clearly calls for a holistic approach to deal with the problem comprehensively (Economic and Social Survey of Asia and the Pacific 2004 & Birds, 2004). But in the studies presented above, it has not been covered in such away yet. Therefore, this particular research is aimed at filling this gap by assessing how the three pillars of sustainability are addressed in the policy documents and how far is it implemented on urban redevelopment projects in Addis Ababa. In this research, sustainability is a continuous dynamic process of creation and maintenance of fertile conditions to reduce poverty by allowing the urban dwellers and the urbanized nature co-exist harmoniously by fulfilling the social, economic and environmental requirements of present and future generations in the city. (It is discussed in detail in the theory part).

Drawing from the study of background policy documents and other sustainability literature and by analyzing policy documents, empirical data from previous studies, and by field research, this particular study analyzed the implementation of sustainability as described on policy documents in urban redevelopment projects. The opportunities and challenges of urban redevelopment in the city of Addis Ababa are examined.

By reviewing the performance of the cases investigated, the city dwellers of Addis Ababa, the planning professionals, policy makers, advocacy organizations and NGO's having their own role in urban renewal projects will get an insight about the good practices worth multiplying and things that need be improved. It will help to facilitate ease of communication among various stakeholders of urban redevelopment.

1.3 Research Objectives and Research Questions

1.3.1 Research Objectives

The main objective of the study is to assess how far sustainability is addressed in urban redevelopment projects in Addis Ababa. In order to achieve this objective, the following specific objectives are formulated:

- To check in what way sustainability is addressed in urban policies in Addis Ababa.
- To assess the level of implementation of sustainability as presented in policy documents in urban redevelopment projects.
- To identify the main focus of urban redevelopment projects in Addis Ababa.
- To identify the potentials and limitations of urban redevelopment in Addis Ababa.

1.3.2 Research Questions

In order to achieve the above mentioned objectives, the main research question as 'how far is the issue of sustainability addressed in urban redevelopment projects in the city of Addis Ababa? The following specific research questions will help to answer the main problem:

1. What are the main concerns of sustainability in urban policy of Addis Ababa?
2. What is the level of implementation of sustainability, according to the urban policies, in urban redevelopment projects of Addis Ababa?
3. What are the main focuses of urban redevelopment projects in Addis Ababa?
4. What are the potentials and limitations of urban redevelopment projects in relation to sustainability in Addis Ababa?

Chapter 2: Introduction of the Study Area & Literature Review

2.1 Historical Development of Addis Ababa from the Perspective of Planning

Addis Ababa was established in 1886 when Emperor Menelik-II was the king of Showa. It was his wife, Etege Taitu who was accredited for the establishment. The nobility and she were attracted by the natural Hot-spring around the *Filwuha* area. The queen built a house near the hot spring which is suitable to take mineral bath in the flat land lay down below the Entoto Mountain. Later the emperor expanded it to be the imperial palace. Since then, it remains to be the seat of the government. Following Taitu, the other members of the dignitaries and the war lords began to build houses surrounded by their followers and ordinary citizen. She assigned higher military officials along with their soldiers in specific plot of land to build their own *safars*. The *safars* were located strategically on the hilly spots surrounding the palace to safe guard the palace. As a consequence the city was a combination of different *safars* clustered around the grand palace.

The city was named Addis Ababa (new flower) due to the impressive flowering trees of the area. In this way, the city was established spontaneously as a combination of various camps unlike most colonial cities of Africa that were created with pre-intended plan. Since then, the city has undergone several changes in its morphological, social, economic components (ORAAMP, 2002b). It then kept on growing intriguingly spontaneously in all directions spontaneously for some time after its foundation. Therefore, unlike many other African capitals, its founding, growth and development are not rooted in colonization. Generally, this early period of urbanization was characterized by the accumulation of the dwellers around three major political, social and economic centers. These are the palace, the Orthodox Church and the market place respectively. Such indigenous tradition was inherited from the former urban centres served as the seat of the government predating Addis (ibid.). To sum up, the spontaneity of the establishment of the city has been maintained as a dominant character of the city until recently.

Addis Ababa has been planned by different planners in different times. Some of those plans left their traces in the current morphology of the city. The first proper town planning for the city took place during the fascist Italian occupation (1936-1941). During this period the city got more significance for the colonial power. “By the decision of Mussolini, Addis Ababa became the capital of the annexed territories of East Africa (Somalia, Eritrea and Ethiopia)” (ORAAMP, 1999). This initiated the demand to be planned to satisfy the interest of the colonialists. In 1936, the French modernist architect, Le Corbusier, made his first sketches as a guideline for the city’s future development. He did it without even visiting the site only by flying over the area with helicopter once. His sketch was done using the concept of radiant city. Grand boulevard (the current

Churchill avenue) running North-South of the city and monumental structures characterize his proposal. But it was not implemented since the Italian administration didn't approve it (ibid.).

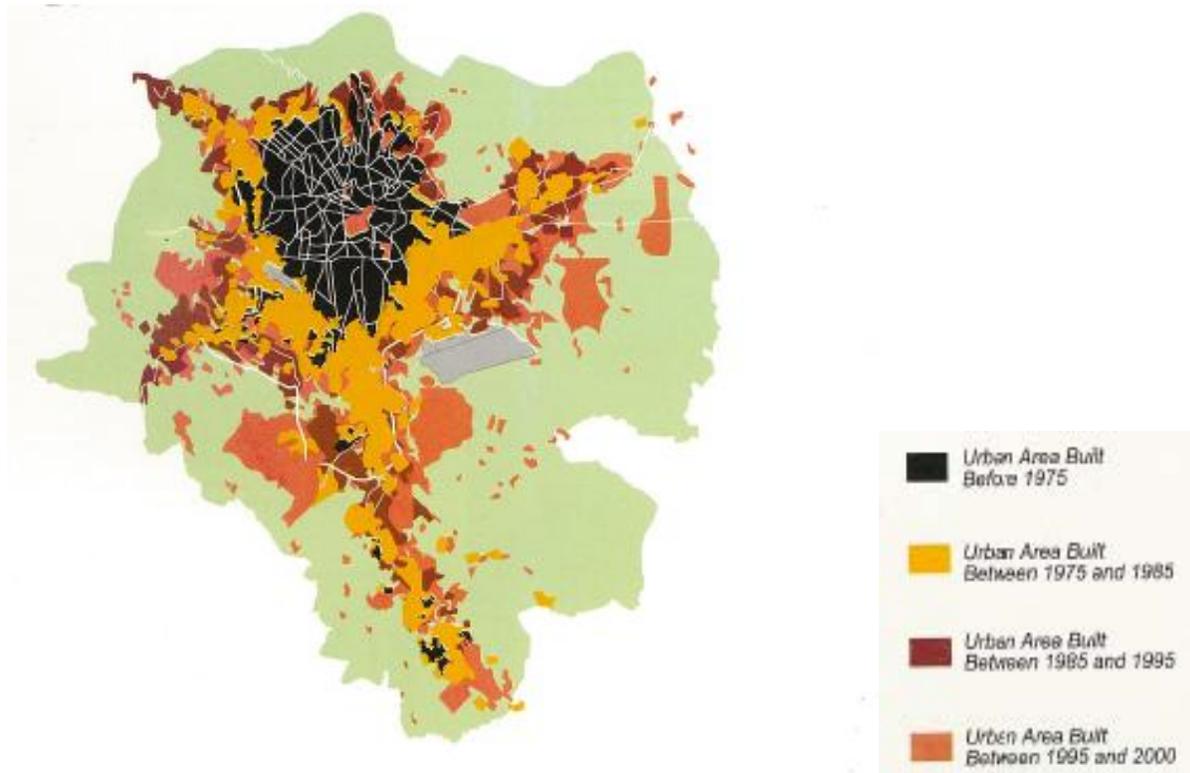


Figure2: Addis Ababa growth trends between 1975 and 2000 in Addis Ababa. Source: ORAAMP, 2002

Next to Le Corbusier, the task of master planning of the city was given to another two planners named I. Guidi and C. Valle, both from Italy. They prepared the master plan in a way that reflects the typical feature of colonialism. The city was divided depending on the socio-economic and political status of the residents. According to their proposal, Kazanchis (*Kaza-inchis*) was planned to be the seat of Italian higher officials. Piazza was given to ordinary Italian and merchants. *Addis ketema* was assigned to be for the indigenous people segregated from the Italian. This last area is characterized by grid iron street network and small cubicles. The plan has left its foot print on the appearance of the city till the present (ibid.). The small houses separated by grid iron layout; the old masonry buildings which are still intact in different parts of the city; the architectural expression and street character of Piazza; are the living witnesses for the implementation of the master plan.

After the Italians were expelled from the country, Emperor Haile selsasie-I invited Sir Patrick Abercrombie to make the next plan that was completed in 1956. He was ambitious to build a 'beautiful capital city' that would serve not only Ethiopia but also the whole of Africa by being the centre for the then established Organization of African Union (ORAAMP, 1999). Abercrombie used neighborhood units as a basic concept to organize the city with satellite towns all around the core. *Kolfé*, *Gerji* and *Mekanissa* are among the satellite towns proposed by Abercrombie (ibid.). According to his proposal, the city had radial

street network and ring roads to channel out motorized traffic away from the city centre. His proposal remained as a general guideline level and before being implemented (1959) the Ethiopian government commissioned another British consultancy firm named Bolton, Hennessy & partners to refine Abercrombie's master plan. Based on their approval part of the proposed street network and the satellite towns were implemented (ORAAMP, 1999; ORAAMP, 2002b). The major achievement of the master plan by this firm was "elaboration of the Abercrombie's master plan with a projection of greater population size" (ORAAMP, 2002b). The other prominent feature of the first 10-15 years of this period, according to Tolon (2008) was the absence of strict policy to control the housing development in Addis Ababa. Due to this reason, the number of houses in Addis Ababa having legal municipal permit in the late 1970s was only a quarter of the total housing stock (Tolon, 2008).



Figure 3: Empress Taitu's Land use map

Source: ORAAMP, 2002

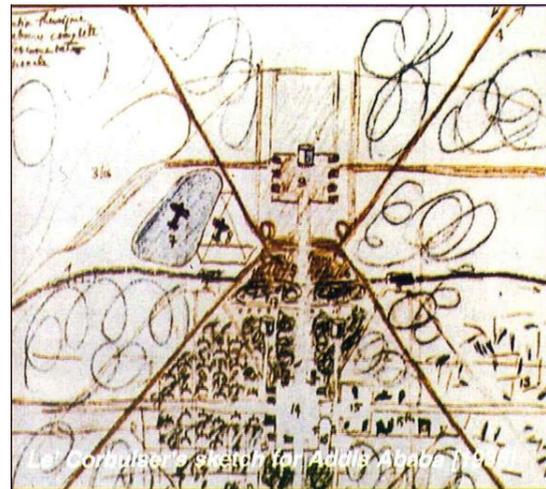


Figure 4: Le Corbusier's sketch for Addis Ababa

Source: ORAAMP, 2002

The next firm in charge of the planning task of the city was a consulting team of the French Missions for Urban Studies and Habitat led by L. De Marien. When compared with the previous master plans, the considerable part of the plan by the French team was implemented. This was partly due to the booming of the construction industry during this period. The new plan done by the team was focused on formalistic expression with analogy of the human head having Arada as the core of the overall plan. The spot had been approximated the geometrical centre of the city until recently (ibid.).

The 1974 Ethiopian revolution marked another mile stone on the history of the city. Emperor Haile Selassie was over thrown by the *Derg*. This political transition was an interruption to the growth of Addis Ababa for it caused dramatic changes on the socio-economy of the country. The nationalization of urban land and extra houses had discouraged the private investment except for private residential units. The construction dynamics at the period was mainly accounted exclusively for the government. The first person to be commissioned for the first master plan of this period was the Hungarian planner Professor C. K. Poloni. He envisioned connecting the capital with Nazareth, another city 100 km away to the East. This was intended to develop a food self-sufficient megalopolis. The other remarkable feature of his work was, the design of

revolution square (currently *Meskel* square). It portrayed the socialist system for the country was following socialism at the time. It is the biggest urban space in the city serving as major political and cultural celebrations till the present (ibid.).

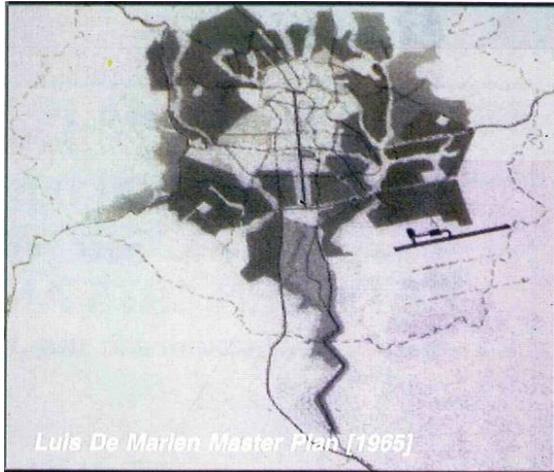


Figure 5: Luis De Marien Master Plan (1965)

Source: ORAAMP, 2002



Figure 6: I. Guidi and C. Valle: view of the center

(1936) Source: ORAAMP, 2002

After the socialist military power was replaced by the EPRDF in 1991, the last master plan for Addis Ababa intended to serve for 20 years was prepared from (1998-2002) by the Addis Ababa Master Plan Project office. The first urban redevelopment project in Addis Ababa at this period (1960-69) was the *Kolfe* low-cost housing scheme provided housing for 91 low-income households. The original inner-city dwellings on the site were replaced by the construction of larger public and commercial buildings (Tolon, 2008).



Figure 7: Ethio-Italian Structure plan for Addis Ababa

Source: ORAAMP, 2002



Figure 8: C. K. Polony's master plan

Source: ORAAMP, 2002

2.2. Urban Development Policy

During the SDPRP (2002/03-2004/05), Ethiopia was targeted on sustainable economic development and poverty reduction and it had been directed towards meeting the requirements of the international donor community (UN-Habitat, 2007). During this period, the government was aimed at Agricultural Development Lead Industry, and hence urban issues didn't have much focus and there was any clearly defined urban development policy.

The absence of a national urban development policy or strategy made it very difficult to have sound slum upgrading programs for Addis Ababa as well as for Ethiopia in general. There was no any national urban housing policy too. As a result the housing right of large number of poor *kebele* tenants have been less considered and they have been vulnerable to unfair relocation. Even the condominiums being constructed targeting the low and middle-income section are not affordable to the majority of the urban residents, especially in Addis Ababa. To solve this problem, a comprehensive national urban development policy had been approved by the Cabinet in 2005. As of the same year, the government pronounced loud its MDGs implementation programs and established an MDG Task Force (ibid.).

Being the continuation of the SDPRP, the major development goal of the government of the FDRE during the PASDEP (2005/06-2009/2010) was reduction and then eradication of poverty in Ethiopia. As specified in the document, addressing both the income and non-income dimension of poverty till 2015 has been the prior agenda of the government as envisaged in target 9 of the MDG 7 (MoFED, 2006). Therefore, the economic, social and environmental dimensions of sustainable development are specified in detail. Regarding urban development, SDPRP was targeted on establishment of institutional and policy framework. Whereas the PASDEP's urban strategy had been implementation in a financially sustainable way so as to be able to tackle the urban problem in the required scale (ibid.). Similarly, the GTP is aimed at facilitating accelerated sustainable economic growth and improving the livelihood of citizen.

One agenda sustained from SDPRP through PASDEP and until GTP, is continuous economic growth so as to put Ethiopia among the middle income countries within few decades. As can be seen from these documents, economic growth is always there at the core of even the social and environmental directions. With this in mind, it is possible to say that the government is fully committed to fast economic growth in the country than anything else. In line with this, in the PASDEP, where the urban sector gained significant attention for the first time ever, creation of employment opportunity had been highlighted. The role of the private sector was considered as a potential to avoid the lack of resource of the government. The same fact is included in the most recent GTP (2010/11-2014/15) (MoFED, 2010).

Cities are the economic heart of any country as they provide market opportunity, income generation activities, service provision, and production of goods to support the financial dynamics of that country. The same is true for the urban centers of Ethiopia (Urban Development & Construction Industry component of PASDEP, 2006). Especially the share of Addis Ababa is overwhelming. But the inner-city with the most attractive business potential has been underutilized for it is occupied by slums. Related to this, achieving MDG 7, target 11 to improve the quality of lives of slum dwellers is of the most significant concerns of urban development in Ethiopia where about 80% living in slums and 51% working in the informal sector

(<http://www.inura.org>, accessed on 25 January, 2012). These slums are appalling, unhygienic, overcrowded and not comfortable for human to live in. Beyond that, in the urban areas the rate of unemployment ranges up to 40% and more than 35% of the population earn less than 1 USD a day. In order to alleviate these daunting problems, the government in general and the Addis Ababa City Administration in particular, is working aggressively.

The integrated housing development program is of the major activities undertaken by the government as a remedy. The effort of the city administration to create livelihood activities by establishing and increasing the capacity of MSEs and facilitating their involvement in the program is remarkable. Therefore, the construction industry takes the largest share of employment generation. The ongoing large scale urban redevelopment projects are of golden opportunities to reduce urban unemployment. The urban redevelopment and low-cost construction has been undertaken by revolving financing to sustain the continuation of the program. The other strategy being in place to solve the lack of financial resource is unleashing the potential of the private sector. The sector has been an alley of the administration by revitalizing the underutilized sites as well as by the creating employment opportunities for the urban residents. This pattern will also continue during the GTP until 2015.

Concerning the social capital, being one of the eight pillar strategies of the PASDEP, it is explicitly mentioned that the FDRE had been opted to improve the human resource development in the country. This includes the ambitious visions and commitment of the government to achieve good urban governance, decentralization, equity, citizens' right, openness and participation along with expanding the infrastructural base of the country. Broadening the educational, health and communication coverage are also among the major issues having attention by the government. In this regard, the success of SDPRP in achieving the accelerated human development has been mentioned already (MoFED, 2006; MoFED, 2010). The same target in a more elaborated and intensive way is described in GTP of Ethiopia.

The complementarity of environment and poverty eradication is also mentioned in the policy. According to the MoFED (2006), environmental degradation paralyzes the physical, economic and social capacities that are the prospects for fighting poverty and achieving sustainable development (MoFED, 2006). Comprehending this, the PASDEP of FDRE described as "Environmental resources are the foundation of social and economic development as they are the sources of goods and services needed for poverty reduction and economic growth." (ibid.)

But all these are very general statements presented in the development policies by the federal government. When we go to the details, in rural areas, the environment concern of the policy focuses on the economic gain of water shade development and natural resource management soil and water conservation; forest resource management; water management for irrigation; sustainable land use management; wildlife protection, development, and utilization; biodiversity conservation and sustainable utilization and the population pressure on their efficient performance. The PASDEP emphasizes on the protection of arable land, loss of fertility, degradation and ecological imbalances that help to maintain food security and to tackle poverty. The ones related to urban areas are focused on municipal waste handling and land filling; environmental impact assessment; industrial pollution control; procurement of environment friendly goods.

Additionally, efforts on awareness creation on sustainable utilization and management of aquatic bio-diversity resources have been mentioned. With the intention of enforcement of Montreal protocol on the protection of the ozone layer, climate change, the convention on biological diversity and the convention to combat desertification are also part of the policy (MoFED, 2010)

One of the guiding principles of Urban Development & Construction Industry component of PASDEP is that, in a nut shell, cities should provide attractive, healthy and sustainable living environments to their dwellers. In case of Addis Ababa, one of the three bodies established by City Administration playing a major role in the integrated housing development program is the Environment Development Office (EDO). The office is predominantly engaged in working on gravel roads, drainage lines and toilets using safety-net programs. Recently, laying cobble stones on pedestrian ways lining major asphalts has been started. The office also organizes MSEs to work on solid waste collection so that it would create employment opportunity. But in the PASDEP document, it is also mentioned that different proclamations, strategies, standards and guidelines concerning environment have been prepared.

Of these, proclamation no. 299/2002 focuses on environmental impact assessment which is necessary to predict & manage the environmental effects of any socio-economic development. It forces the implementation of predicting, managing and proposing solution to protect any negative environmental consequence entailed from any proposed development activity (Negarit Gazeta, 2002). Likewise, proclamation no. 300/2002 gives the mandate of environmental protection to the 'Environmental Protection authority.' It is the duty of the authority to guide, follow up and evaluate the performance of every municipality or any pertinent body (ibid.). The proclamation clarifies how the socio-economic endeavors could negatively affect the environment, if the necessary cautions would be taken so that the safety and well-being of human as well as maintaining the biota and aesthetic value of nature. In general it shows directions how the environmental effectiveness is maintained by eliminating and or mitigating any pollution.

The above proclamations do not apply to urban redevelopment projects included in this study as there are no any polluting industries in such projects. But solid waste is a major concern. In Addis Ababa, approximately 0.252kg/capita/day is generated and the daily waste generation of the capital is 2,297cubic meter. Of this amount only 65% is properly connected the rest is disposed to the environment in unsafe way (Tadesse, 2004). Obligation to urban administrations regarding solid waste collection and management is enforced by proclamation no. 513/2007. It obliges pertinent administrative bodies to create enabling condition for investments intended on solid waste management; providing permit to any interested body to work on the issue; prepare schedule, plan & implementation by facilitating participation of the general public; following up the performance and reporting the solid waste collection and management (Negarit Gazeta, 2007). In line with, the Addis Ababa City Administration (AACCA) organized thousands of unemployed urban residents in MSEs to collect waste from each household.

So far, the major policy directions for sustainable development in Ethiopia since 2002/03 have been described. The Compensation valuation and Replacement Directives issued by the cabinet of the city administration in 2002 is one of the achievements in regard to urban redevelopment in the city. This regulatory framework also shows the same bias towards protecting the affected from the socio-economic challenge. These all show major concern on fast economic growth, especially at macroeconomic level. The

development and expansion of infrastructural base of the country as well as the improvement and expansion of social facilities to improve the human capital of the country are well documented.

2.3. Traditional Social Institutions in Ethiopia

There are different traditional institutions in Ethiopia that have acceptance by the community. Most of them have been preoccupied by facilitating mutual support among their members. The type of support they offer can be labour, material, financial or emotional. These institutions have been mobilizing the community for different activities as well. Of these institutions, *iddirs* and *iqubs* are presented here. This is because of the following reasons. First these two are the most widely distributed ones in urban areas. Second they have better resource potential than the other similar traditional institutions. Finally, *iddirs* and *iqubs* are selected because they are accepted by the majority of the urban dwellers to be very important and necessary.

Iddirs: are autonomous voluntary social welfare providing and traditional mutual-support associations widely distributed in all over the country. For the majority of the urban poor, they are non-profit making insurance companies. *Iddirs* are indigenous to Ethiopia and thought to be originated particularly in urban areas in times of mass problems. Various researches have different opinion about the exact time of origin of *iddirs* (Pankhurst, 2003). But they all agree that *iddirs* originate from the necessity to social support at times of crisis in urban areas where people live in physical proximity yet in anonymity (Alemayehu 1968). There are different types of *iddirs* these days formed from various groups of people sharing common interest. Shiferaw (2008) identified ten types of *iddirs*. Neighbourhood based, region based, ethnic based and workplace based *iddirs* are some of them. But the most dominant and widely known type of *iddir* is neighbourhood based *iddirs*. It is almost impossible to think of an Ethiopian neighbourhood without *iddirs*. Like their types, the amount of members in each *iddir* varies from few tens to thousands (Pankhurst 2003; Dejene 2003; Shiferaw 2002). The prior function of *iddirs* was to help their members to bury their dead and to provide emotional support for the bereaved to help them out of their grief. The support can be in terms of money, labour, tools, food, utensils, but in order to do so, *iddirs* collect regular fee from each member household. The members are also expected to participate actively in all ceremonies when the need arises. (<http://lissanonline.com> , accessed on October25, 2011).

The existence of a list of members, written bylaws, monthly monetary contributions, regular meetings, differentiated and fixed coverage scheme came into existence in an urban, monetized and literate setting rather than in the rural area where these did not exist. They have strong acceptance by the members and they have a potential to mobilize the community when necessary. In addition to the burial activities, *iddirs* in some place are engaged in credit facilities and conflict resolutions. However, through time, their role in the community has been changing and currently they are believed to be gate keepers and instrumentals in various development interventions including poverty alleviation, anti VIH/AIDS movements, local development activities, and orphanage. They have being involving in such interventions by themselves and also in collaboration with governmental and non-governmental organizations (Mekoya, Shenkut, 2009; <http://www.acordinternational.org>, accessed on October25, 2011 ; Shiferaw (2008)) Neighbourhood based *iddirs* are the most widely distributed and most intimate to the community. They are also place specific as they are formed from a context of spatial proximity and anonymity of the urban fabric. The member households should live as close as possible to take part in regular meetings, and all mutual

assistance activities. The elderly household heads that spend most of their ages in a specific neighbourhood have strong emotional attachment and dedication to their *iddir*. Being in that area is having a lifelong investment for worse days. Hence, they would rather prefer to spend the rest of their life in their locality than going somewhere else as much as possible even if it is for a better opportunity. However, the current urban redevelopment in Addis Ababa has been threatening this strong social capital developed through time. For example, in the ECA area, the residents were relocated in to eight different locations almost all of which are far away from the centre and difficult to access with public transport, not to mention those households who decide to look for other options by themselves. They can no longer maintain their *iddirs* as they used to. But most of them still have the nostalgic memory frozen deep inside their heart.

Iqubs: are voluntary cooperatives which operate on the basis of mutual trust among members. It involves contribution of fixed amount of money with regular interval decided by the agreement of members on a reciprocal fashion. That makes *iqubs* traditional rotating credit and savings cooperatives created by people with common interest of saving money. The total sum of the contributions collected from each member of the *iqub* will be entitled to each member in turn where the priority is decided by secret ballot drawn randomly. The usual practice however is to give the first chance to the treasurer and most of the time the person who took the initiative to organize it (Baxter, *et al.*, 1996). But sometimes, *iqubs* are organized to help an individual who is highly in need of money. In this case, the first draw will be given to the individual so that he/she can pay back by contributing the fixed amount on regular interval for each member. From the beginning, *iqubs* work with contribution of cash money. However, these days, lots of small scale *iqubs* intended to buy some items is emerging. It can be garment, furniture, electronics or anything the members agreed up on. Every time the money is collected from each member, the item would be purchased and delivered to each of them in turn. *Iquibs* related to places of work are also common in many governmental and non-governmental institutions.

2.4. Urban Redevelopment in Ethiopia

Addis Ababa is among the fastest growing cities in developing countries. The continuous exodus of people from all corners of the country coupled with the increase in complexity of urban activities has aggravated the demand for urban land in the capital. The contested demand of the private sector and the urban poor to centrally located urban land is so intense. But the city can no longer accommodate the pressure from both sides without pushing some to the periphery. However, outward territorial growth of the capital is no more possible for political reasons. Thus, the widening gap between the demand in urban land and the absorption capacity of the inner-city, fuelled by the physical deterioration and shortage of infrastructure in the center, calls for urgent intervention. As a result, the issue has got due attention by planners and policy makers and two different types of urban renewal strategies are going on in the city using Local Development Plan (LDP) as an implementation tool. The first strategy is for the execution of a single project on certain plot of land. The initiative for such type of redevelopment comes from a private sector who wants to build in a certain in-city site. According to Dejene (2005), regardless of the current function of the building on the site, private developers can choose a plot on a city and come up with their own proposal prepared in line with the structure plan of the city (Dejene, 2005). Once they obtain the land on a lease basis, the whole process of demolishing, clearance, compensation and project execution is handled by the developer. However, it is the

city administration in charge of giving new plots in exchange if there are private owner in the area being redeveloped.

The main actor for second approach is the government. Various sites in the city are designated for urban renewal by the municipalities. The LDP of such areas is prepared according to the structure plan by the city administration. Once the LDP is prepared, demolishing of the existing structures; relocating the residents to new areas and paying compensation is all commenced by the city government itself. Finally, the vacant land would be ready for auction. Constructing the intended structures according to the LDP is done by the high bidder developer of each plot (ibid.). But the preference of private developers is on plots facing the streets. The remaining of the site located in the internal part is mostly for housing developments. Whereas in projects handled by the Addis Ababa Housing Development Project Office (AAHDPO), the whole area is assigned for housing development. But still, the ground floors of blocks facing the streets are mostly allocated for various business activities to cater the daily demand of the dwellers.

In anyways, there is a rapid urban renewal and upgrading process going on in the city. It is quite common to see large inner city areas being bulldozed and covered by colored corrugated iron sheets these days. New multi-storey buildings are growing up here and there with the intention of creating suitable living and working environment, enhancing the social mixity, stimulation of the economic growth, and increasing the efficient of the urban land.

2.5. Addis Ababa Grand Housing Project: The Main Urban Redevelopment Agent

Ethiopia has adopted MDGs one of the main concerns of which was reducing the number of slum dwellers by half in 2015. In light of this, FDRE developed 5 year plan 'the Plan for Accelerated and Sustained Development to End Poverty (PASDEP)' with main goal of reducing urban poverty (MoFED, 2006). But the condition of the slums in the urban centers particularly in Addis Ababa is extremely difficult to live in. The incidence of poverty in Addis Ababa indicates that about 51.4 % of the population lies below total poverty (UNCHS-Habitat, 2000). Hence, about 80% of the City population classified as low-income group cannot afford housing construction (PADCO, 1996). AACG report shows that the daily water demand of individual in Addis Ababa is only 51.3 liter, which is by far lower than the expected 100 liter for cities of Sub-Saharan countries (AACG, 2003).

Only about 9 % of the city was connected to a municipal sewer system. About 71% of households do not have adequate sanitation and 35 % of the solid waste generated by the city is not collected (UN-Habitat, 2008). According to Yewoineshet (2007), only 1.5% of households get proper sewerage line. Out of 100,000m³ liquid wastes produced only 5.2% is discharged properly while nearly 60% is transported by liquid vehicles. The rest is splashed in drainage ditches, open spaces (AACG, 2006). 90% of the industries directly release their untreated waste in to the nearby rivers and water. The average per capita solid waste generated is 500gm per day. Of this amount, only 65-68% is properly collected and the remaining dispersed at local roads, open spaces, riverbanks (ibid.). In general there is no this culture of keeping the living environment clean among the residents (AACG, 2005). As a consequence, the condition of the slums in Addis Ababa has a negative impact on the health of inhabitants. The situation has also affected the image of the city.

In order to tackle this multi-layered urban poverty problem, housing has been considered as the prior and major strategy (ORAAMP, 2002). Therefore, the Addis Ababa Grand Housing Project (AAGHP) was launched since 2005 spear heading all the other development agenda of the country in general and Addis Ababa in particular. Since then the Integrated Housing Development Project has been the main urban redevelopment agent in Addis Ababa with a great ambition to provide 50,000 decent housing for the low- and middle income section of the city dwellers every year. According to UN-Habitat (2011), the IHDP has been aimed at constructing 400,000 housing units and creating 200,000 jobs. Promoting the development of 10,000 micro- and small- enterprises, and enhance the capacity of the construction sector have also been among the major preoccupation of the program (UN- Habitat, 2011).

The main source of success of the Integrated Housing Development Programme is not the production of affordable housing as opted at the beginning. Affordability is still hanged far from the reach of the target group. But the success lies in its integrated approach, taking housing as part of an integrated social and economic system. This helps to improve the living condition of the urbanites by tackling the socio-economic problems of society simultaneously.

2.5.1. The Outcome of the Program

The AAGHP is a strategic redevelopment implemented as a means of privatization of public housing. The program has been enhancing the economic boom of the city, strengthening the informal sector, building capacity of enterprises by provided training. It has also brought behavioral change on the society by improving their saving culture (Yewoineshet, 2007). In a way the project has created enabling environment for many residents specially the youth as it creates employment opportunity. The following are some of the major achievements:

Ownership of houses: The provision of subsidized decent houses built on nearly free urban land as well as facilitating ease of access to credit facilities with long term maturity period has a wealth distribution effect. Moreover, making the huge number of people home-owners stabilizes the social solidarity of the residents.

Improvements in physical and social infrastructure: parallel to the large scale housing supply for the urban residents, there is a tremendous progress in provision of access to improved infrastructural facilities.

Micro and Small scale Enterprises (MSEs): The construction of condominium houses creates employment opportunity as most of the components of the buildings are done by MSEs. The city administration organized the enterprises. They have got training, working space and initial capital in the form of credit from the government. Then they are provided with sub-contract to produce the building components.

Cost recovery: the current urban redevelopment strategy in the city of Addis Ababa is undertaken by phases. This is assumed to be advantageous in recovering the initial public investment cost from the prior redevelopment sites by leasing land to private developers. The money generated in such away revolves to the other sites as a seed fund and also to subsidize the housing development for the low-and-middle income population. By so doing, the public finance of the city administration is saved.

2.6. Urban Redevelopment/Renewal-International Practice

Urban redevelopment is an urban reform mechanism that is conducted to address various social problems, to revitalize the economic performance, to improve the environmental health or to change the image of existing urban neighbourhoods (Rapkin, 1980; Lu, 1997; Ng, 1998; Adams and Hastings, 2001; Lee & Chan, 2008). It has been practiced worldwide for long time. But the success and failure of the processes depend on the objectives and contexts that vary in different countries.

In many countries, urban lands occupied by low-density buildings are considered to be inefficient and underutilized. Urban redevelopment is believed to have multiple advantages in revitalizing the value of those underutilized inner city urban lands. Financially, the property value of such lands is considered to be lower than the redevelopment value. Replacing the existing structures with activities having more economic return rate is taken as improving the efficiency of the site (Carmon, 1999). According to Carmon, by so doing, the property value of the houses increases. Therefore, the redevelopment results in increase of net profit obtained from the sites. As a consequence, municipalities collect more revenue from the area than they used to get from the old underutilized lands (Lee & Chan, 2008). Because of this, urban redevelopment has strong support from private developers and municipalities.

However, apart from the physical improvement of buildings, there is also a reform in land use and mix of urban functions. For instance residential units, which are considered to be economically less profitable, could give way to commercial activities with better economic performance and social dynamics. As a result, the lives of dwellers before and after redevelopment are affected differently. While the former activities and livelihoods disappeared, new employment opportunities can be created. Due to this, many governments focus on applying slum clearance strategy to revitalize the economy of urban areas.

Urban redevelopment has been practiced in the western world since long ago. The policies and implementation strategies in each country varies depending on the entrepreneurial activities and socio-political situation of each country. Leaving the contextual differences and focusing on similarities, Carmon (1999) identified three different generations of urban renewal policies. The main idea behind doing so is, to develop understanding of the urban renewal policies of the industrialized countries and to provide learning opportunity for the rest of the world. Recently, cities of developing countries that are being challenged by population explosion and financial problem are forced to go the same way developed nations pass through during their rapid growth ages. Hence, the lessons learnt from the western countries could help to be aware of the pros and cons of renewal policies before implementation and to readjust beforehand. With this in mind, the three urban renewal policy generations of Carmon are presented here under.

The era of bulldozer: refers to the period when policies emphasize on the physical condition of the built environment and value of central urban land. This period was marked by slum clearance and driving away of the poor out of sight in the name of 'better use'. Low-rise dilapidated houses in centrally located urban land gave way to multi-storey public housings, shopping centers, office buildings, and cultural and entertainment centers. This was a response by planners and policy makers for the demand created due to the booming economy at the time. Small residential units were bulldozed and gave way to luxurious projects of concrete, steel and glass.

Millions of individual houses were razed and replaced by inhuman, multi-storey, huge blocks that fit best to the life style of the people with higher socio-economic status than the poor removed from their homes

(Carmon, 1999). The key players of this particular era were blamed for ignoring the disintegration of social ties of thick communities and the psychological impact on the relocatees (ibid.).

The era of neighborhood rehabilitation: this was a response to the bulldozing approach. This was the era of a comprehensive approach with more emphasis on social problems. It was intended to improve the living condition, housing and environmental condition of afflicted areas by assigning large sum of money. Instead of demolishing, rehabilitation of the area by adding social services, employment opportunities and welfare was believed to solve the social problems. In the comprehensive approach, the importance of public participation gained more attention unlike the preceding approach. But according to Listokin (1983) as cited by Carmon (1999), when compared with the social facilities, improvement of the housings was given very less emphasis. The result was, therefore, not as it was intended to theoretically (Wood, 1990) in (Carmon, 1999).

Various scholars mention different reasons for the failure of the approach. Banfield (1974) in Carmon (1999), point out the over extension of the program without adequate resource to be a factor for preventing its success. On the Other hand Moynihan (1969) in Carmon (1999) said, it was too theoretical and being overwhelmed by the legal and institutional set up. Likewise, it was also blamed for being too much talked than implemented in practice (Frieden and Kaplan, 1975, p. 234) in (Carmon, 1999).

The era of revitalization: this took place in the years where the economy of the developed nations slowed down. Therefore, economic development had gained emphasis. Governments' support to renewal programs was banned and the problem of the urban poor worsened. As Carmon (1999) pointed out, the spontaneous emergence of public-individual and public-private partnerships helped to the revitalize the deteriorated neighborhoods in the centers of big cities. The role of governments in this case was provision of subsidized loans, developing regulations to encourage the investments. The first group enhanced the inner-city deteriorated neighborhoods in three different mechanisms. These are:

- Gentrification process where the middle class population replaced the incumbent low-income population.
- Regeneration process where the veteran low-income residents mobilize their resources to revitalize their neighborhoods.
- Upgrading by immigrants where middle-income, skilled immigrants invest in an area to 'breath life' to the area.

The contribution of public-private partnership in turn was interested in building big projects such as shopping malls, convention centers, hotels and occasionally prestige housing in central locations. This has resulted in big disparity among the rich and the poor (ibid.).

Chapter 3: Theoretical Lens

3.1 Sustainability

Sustainability is a very versatile concept having a wide variety of applications in many fields in different hierarchical levels of activities, business and jurisdictions. It is believed to be a panacea for all development problems, a means to prolong the life span of policies and utopia vision which many have been longing for. It is a concept that has recently become important for a wide range of people and industries

(Willets & Buchdahl, 2002) in (Lee, 2006). It is the most frequently used concept worldwide too (Kates, Et al, 2005; Ratner, 2004). It has been frequently mentioned in policy documents of almost all countries in the world though the interpretation of and context within varies in greater scale (Lele, (1991); Gibson (2001); Briassoulis (2001)). It has been employed to provide transcendental value and to legitimize the ideal development envisioned by people. The attempts to construct meaning and develop the concept use a number of interconnected and interdependent components as a basis.

Some of the literature advocates two pillar version (ecological and socioeconomic) of sustainability. Others three (ecological, social, economic), or five (ecological, social, economic, cultural, political), and so on. (*ibid.*). This particular thesis takes the three pillars version as a definition for the following reasons.

1. The three components are wide enough to include the others not mentioned
2. It is the most popular and accepted definition in many international conventions and conferences.

Back to the discourse, the differences in such definitions and elaborations of sustainability are mainly about issues given emphasis under each discourse. However, the great diversity of theoretical formulations and applications has proved to be underlain by an essential commonality of shared concerns and principles. Of these similarities the following are a few:

- Sharing the same basic components (pillars)
- They all have concern on the present and future human needs. addressing the potential to address fundamental challenges for humanity, now and into the future
- Their common denominator of believing in a world of linkages and interdependencies
- Capacity to endure and continuation through time Horizontal and vertical equity between generations
- The interrelationship between the components. No matter the number of components varies, they are all highly interwoven and interrelated so that affecting one has influence on the wellbeing of the other. This portrays the need of interrelated solutions to alleviate any problem in the complex system by avoiding undesirable side effects. It is only then that it is possible to serve multiple objectives from all stakeholders (Lee, 2006).

Although sustainability is mentioned in many documents and research papers, its operational definition remains fuzzy and ambiguous. The evaluation of the failure and/or success of policies regarding sustainability have become difficult as a consequence of this fuzziness. Mosse (2004) described the vagueness and difficulty to operationalize as the reason for the sustainability of sustainability itself. Ratner (2004) on the other hand, describes the intellectual and social appeal by many and its unifying character to be the main reason for the concept to transcend time. Despite all these differences in opinions, the concept has been enduring. International conventions and commitments for the achievement of sustainable development have been giving even more popularity to the concept. Therefore, it is accepted and believed that it is an important concept globally. The problem is on the absence of cut and dried meaning crystallized to use as a rule of action. The operation becomes even more complicated in the nationwide context as it is cumulative of high intricacy of socio-cultural, ecological, economic and political networks under different jurisdictions in various scales (Musacchio, 2009; Wu and Hobbs, 2002; Beratan, *et al.*, 2004).

3.1.1. Urban sustainability

Urbanization is defined differently in different countries in the world. Some countries define it in relation to minimum population numbers as a threshold; others on the jurisdiction command; some others on the presence of some public facilities and infrastructure. Whatever the definition might be, cities are places with high concentration of people. They are also places where businesses making profit; communication facilitations to provide easy access and connection; socio-cultural institutions putting the public in order; and political administrations to manage and organize; all concentrate and coexist in. But cities can all sustain and survive by drawing natural resources from the hinterlands as far and wide as able to satisfy the demand in the respective cities (Odum, 1989; Huang, *et al.* 1998 and Wolman, 1965). Because:

"to be sustainable is to provide for food, fiber, and other natural and social resources needed for the survival of a group—such as a national or international society, an economic sector, or residential category -- and to provide in a manner that maintains the essential resources for present and future generations" (Wimberly, 1993).

As a consequence, the socio-economic activities in urban areas have become burdens imposed on the natural resources in the wider rural areas. This illuminates that the three major concerns of sustainability, people, profit and planet co-exist and interact more intensely in cities. Making cities sustainable is, therefore, easing the burden on rural areas and helping them to be sustainable. The cumulative of all cities would contribute to the global scale sustainability which is one of the preoccupations of humanity. The other reason to give emphasis to urban areas when dealing with sustainability is the maintenance of cross-generational equity. It is predicted that the world population will increase alarmingly and that future population growth is forecasted to happen mainly in cities. This holds true particularly for cities in developing countries. Especially, the rate of urbanization of Africa will take the lead in the world followed by Asia (Beall & Fox, 2006). Being one of the rapidly urbanizing African countries, this holds true in Ethiopia. Hence, addressing the issue of sustainability in the city of Addis Ababa has a great impact on the nationwide context as it hosts one third of the urban population in the country.

Cities are the interfaces where the three major forces, economy, society and ecology interact in spatially condensed and concentrated territory with very high friction between man and nature. They are also places that witness highest triumph of man over nature is portrayed (Norton, 1992:25, Shen, *et al.*, 2012 and Costanza, 1991). Therefore, cities are the strategic spots to attain sustainability. That is why the Secretary General of the UNCED, as cited by Brugmann (1996) said, "If sustainable development does not start in the cities, it simply will not go. Cities have got to lead the way." By the same token, it has been said that the struggle to achieve a sustainable balance between the Earth's resource base and its human energy will be largely won or lost in the world's cities (O'Meara, 1999).

However, the role of cities as strategic locations for sustainability got momentum after the Earth Summit in 1992 puts emphasis on it. Right after this global summit, lots of metropolitan areas and municipalities prepared their own local agenda 21 and started to act accordingly (UNCED 1992) in (Brugman, 1996), Huang, *et al.*, 1998). The most popular definition of sustainability developed 'meeting the needs of the present generation without compromising the needs of future generations' proved to be too wide and ambiguous to achieve at local scale. Therefore, those cities and metropolitan areas worldwide striving for sustainability, have defined it in terms of the prior unique socio-economic and ecological demands they want to meet. They have been developing their own policies to achieve sustainability and acting accordingly. Those

local definitions and strategies are expected to be fine-tuned in terms of the desires of the current and future generation within the respective local contexts. Those local agenda need local criteria to be met; distinct tools and methods to apply; and assessment and evaluation mechanisms to monitor and evaluate the final outcomes against the desirable urban condition they want to achieve (Brandon & Lombardi, 2005; Verbruggen & Kuik, 1991; Shen, *et al.*, 2011; Forman, 2008b; and Musacchio, 2009). The presence and participation of various stakeholders having their own interest as well as their commitment to develop shared vision and to work accordingly is very important. The last but not least, the impact of development on both the local and global sustainability agenda should be well thought of as everything is interconnected (Brugmann, 1996).

With this in mind, when evaluating the context of Addis Ababa, the critical problem that need be addressed is poverty (MoFED, 2006). Understanding this, the government policies and strategies have been geared towards fighting against poverty. But poverty is a complex phenomenon with myriad of attributes than simple income based evaluation. It requires holistic approach for the assessment of factors that affect directly and indirectly the peoples' livelihood, mainly the people's access to assets or resource. These assets (capitals) are the resources and enabling environments the poor can make use of to maintain their lives, to cope up with challenges and recover from stresses and shocks. Assets are important to maintain or enhance the capabilities to escape out of poverty. Maintaining and inheriting the same livelihood opportunities for the next generation and also contributing to the net benefits to other livelihoods at the local and global levels in both short and long term periods is also necessary (Krantz, 2001)

According to the 1992 United Nations Conference on Environment and Development (UNCED)'s Agenda 21, and then advocated by many scholars, these portfolios of assets out of combinations of which people construct their living, are categorized in to the following five groups. These are: *human capital*, *social capital*, *natural capital*, *physical capital*, and *financial capital*. In spatial terms these could mean availability of social amenities and infrastructures; provision for maintenance and enhancement of the social cohesion of a community; preserving the environmental quality and economic efficiency.

Therefore, addressing poverty is directly related to working towards and striving for sustainability. In the case of Addis Ababa, lots of private investors are contending to inner-city land where they can make as maximum profit as they can. But the most privileged core areas have been occupied by the low-income and invaded by ever mounting poverty. Using various strategies, the city administration has been struggling to eradicate poverty as well as satisfy the capitalist pressure from the private developers' side. This initiated the need to develop an integrated approach to solve both challenges simultaneously. From the commitment of the government, the daunting problem and the potential of stakeholders in Addis Ababa, in this particular paper sustainability is defined as an attempt for creating and maintaining of livelihood opportunity, provision and maintenance of social, economic & environmental infrastructure, facilitating the profitability of the economic sector and maintaining the integrity of self-organizing systems of nature to perpetuate the resources for future generations. Sustainability is a continuous dynamic process of creation and maintenance of fertile conditions to reduce poverty by allowing the urban dwellers and the urbanized nature co-exist harmoniously by fulfilling the social, economic and environmental requirements of present and future generations in the city.

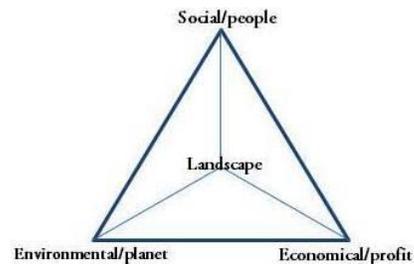
3.1.2. Evaluating Urban Sustainability

Cities survive by the energy, food, material and information imported from elsewhere as they are ecosystems encompassing humanity interacting with other biotic and abiotic elements. They consume energy, food, water and material; transform through activities and process; and release wastes. In this urban metabolic process cities continuously affect and/or being affected by other regions up and down stream in the line of energy and material flow. This makes the achievement of sustainability at city scale impossible. Efforts to make an urban area sustainable affect or being affected by the activities in the surrounding hinterland. This can even have a worldwide implication in the current era of globalization. But there are no any defined criteria to make universal measurement and evaluations for its achievement (Kahn, 2006; Franklin, 1997; Leitao & Ahern, 2002 & Kaklauskas, *et al.*, 2009). Urban sustainability is, therefore, an attempt or a dynamic process to be sustainable. Urban upgrading and renewal or redevelopments are good opportunities to implement the attempts. In line with this, different scholars came up with various criteria to measure urban sustainability qualitatively. Illuminating this, Franklin (1997) in Leitao & Ahern (2002) described the act of sustainable planning and design as 'heuristic process' to be improved from lessons and feedbacks acquired through continuous practical experience (Franklin, 1997). Due to this reason, there is heterogeneity about the expected outcomes of sustainability. Wheeler labeled the objectives of urban sustainability to be: compact urban form; preservation of open space and sensitive ecosystems; reduced automobile use; reduced waste and pollution; reuse and recycling of materials; creation of livable and community-oriented human environments; decent, affordable, and appropriately located housing; improved social equity and opportunities for the least advantaged; and development of a restorative local economy (Stephen M. Wheeler, 2000). O'Meara believes in improvement of cities on efficiency of water, waste, food, energy, transportation, and land use as basic necessity to meet the challenge to make cities sustainable (O'Meara, 1999).

3.1.3. The Three 'P's Sustainability Framework

In order to compare the three cases qualitatively, the 'the Three 'P's Sustainability Framework', which is adapted from the Sustainability Livelihood Framework (SLF) developed by DIFID, is used. It is a holistic framework for understanding the complex nature of sustainability of redeveloped urban landscapes in a simple way. It enables to show the interrelation ship among the three dimensions. The framework is emerged from the world-wide received view of the three pillars of sustainability. The ideal assumption in this framework is, in a landscape that supports the lives of the users sustainably, the three (economic, environmental and social) factors would be at equidistance from the centre and hence the result would be an equilateral triangle. However, if there is any deviation from this ideally sustainable condition, the resulting triangle deviates from being equilateral. By so doing, the framework enables us to analyze the given landscape(s) in a qualitative way. From this general qualitative impression, it is possible to understand which factors are in a good condition and which ones we need to work on to approximate the ideal situation. It helps, therefore, to guide the direction of human interventions necessary to address and overcome the challenges affecting the sustainability of the landscape being analyzed. It also helps us to build on the strengths. In a way, the sustainability framework grasps the dynamic nature of sustainability as the level (degree) of sustainability can ever be changed by various interventions. It is obvious that it is impossible to mathematically calculate the precise amount of sustainability of a given landscape. But, it is possible to show

the level of sustainability of a given landscape using qualitative criteria. Hence, sustainability framework is useful to do so.



There are other frameworks that could be used as alternative. Especially, ‘six Es of landscape sustainability’ (Musacchio, 2010) could have been employed. However, the former is preferred to the second for the following reasons:

1. It is very difficult to evaluate some of the criteria in the six ‘E’s of landscape sustainability’. For example, aesthetics. Let alone in a multicultural city like Addis Ababa, it is hardly possible to satisfy the aesthetic preference of members in a single family. This is very subjective and abstract concept that depends on personal background, perception ability, movement condition, health condition, et cetera, of the subject encountered with the aesthetic object. Hence, it is difficult to use it as a criterion.
2. The three ‘P’s in the sustainability framework includes the six ‘E’s in Musachio’s framework. As Wu (2009) argue, aesthetics, ethics, experience and equity refer to social aspects of sustainability which is represented as ‘people’ in the sustainability framework (Wu, 2009). If so, the rest two ‘E’s (Environment and Economy) make up the remaining two vertices of the 3’p’ model (people and profit respectively).
3. During the field visit, the data is collected and organized on the basis of the three’P’s. Therefore, it is very practical to use the data as they are instead of operationalizing them to more details.
 - Therefore, in the three ‘P’s sustainability framework, the first vertex of the triangle stands for ‘people-social dimension of sustainability. Presence of social facilities & infrastructure; creation of new and preservation of the existing social networks; meaningful and informed participation; equal access to urban facilities, services, resources and open spaces; encouragement and facilitation of collective actions; strengthening social integrations; provision of affordable and qualified housing;
 - The second vertex represents ‘planet’- environmental sustainability. Local climatic comfort, air pollution, waste management, walkability, energy consumption, land use, open space...are considered
 - The third ‘P’ stands for profit-economic sustainability. Resource mobilizations, functional mixity, employment opportunity, access to financial institutions, municipal revenue generation are considered.

3.2. The Role of Landscape: Spatial planning

Addis Ababa has been challenged by ever continuing demographic, environmental, economic and socio-spatial challenges. In order to address these interrelated problems, the city administration is employing

urban redevelopment in the core areas of the city. The role of spatial planning in this regard is, therefore, irreplaceable.

Spatial planning is a holistic method that integrates all the necessary facts and aspects regarding urban redevelopment and used to decide on the distribution of people and activities in urban spaces. In this study, the scale of influence is city level using inner-city neighborhoods as strategic points. The role of planning ranges from site selection and analysis to guiding the development impact on the surrounding environment. It makes sure the redevelopment intervention address the needs of existing slum communities as well as accommodate them in the new development. Planning also helps to increase the density and efficiency of utilization of inner city areas. By doing so, it helps to achieve desirable outcome to eradicate poverty and to create sustainable neighborhood development that contributes to the sustainability of the city.

Planning for Sustainability provides strategic advice and guidelines regarding the possible balance between environmental, social and economical demands in land use planning. It allows efficient resources allocation in redevelopment projects and reduces the risk of failure. The main role of physical planning is to assure the optimum distribution of land uses in a given spatial territory (Van Asche, *et al.*, 2009, p. ; van Lier, 1998b, p.84) and the purpose of planners or professionals working on land use is the creation of sustainable systems as a main principle (van Lier, 1998a, p.79). It helps policy makers, developers, citizens and other stakeholders identify the challenges and opportunities associated with sustainability in urban redevelopment projects so that they would reach on informed comprehensive decisions to integrate the green and brown agenda in the city. By doing so, it is possible to address issues like small scale energy and water systems, infrastructure, transport, waste management, nutrient cycle, food self-sufficiency, climate change mitigation. Concomitantly the municipals objective of increasing urban development density, mixed land-use strategies and local economic development along with maintenance of social cohesion and enhancing sense of place could be attained with the help of proper spatial planning strategies.

This implies that the core of preoccupation of landscape planning in promoting sustainability including planning for conservation, protection and appropriate use of land and natural resources, economic growth, and social benefit (Forman, 1995; Grossman and Bellot, 1999, p.318) in (Leitao & Ahern, 2002). The spatial dimension of sustainability is in relation to the interdependence of land uses, and to spatial processes (van Lier, 1998a, p. 79).

Chapter 4: Methodology

4.1 Methods, Methodologies and Strategies

This section is meant to illustrate the methodologies through which data is gathered from both primary and secondary sources, presented and analyzed. But before describing the methodology, it is better to make clear the personal belief of the researcher. It is difficult to put oneself in one of the world views mentioned by John Creswell. There are different components of each category which the researcher believes in depending on different situations at hand. But regarding this research, the researcher has a pragmatic world

view which allows the employment of both qualitative and quantitative methods. Having lived in the city of Addis Ababa for more than a decade, the researcher has been observing the urban redevelopment problem every day in the city. Especially in the last decade, there is a government initiated intensive renewal and redevelopment in the central part of the city. Simultaneously, the redevelopment induced relocation and livelihood shock of the inner-city community is also high. Therefore, the driving force for the research is the observed problem. That is why the researcher wanted to assess the current situation of such rapid urban transformation in the city of Addis Ababa and to point out some policy recommendations that could help to alleviate the problem.

The first step for this research was a literature study. Reviewing literature relevant to the study both in Ethiopian and in the international context helped to get a clear understanding of the subject being studied. It also helped to identify the most important dimensions of urban sustainability to focus on as a main research goal. Literature review helped the researcher to identify which issues related to the subject are covered so far and what is the knowledge gap to be filled in. It also helped to analyze the urban policies related to sustainability and to select evaluation criteria. Right after the literature study and formulation of research questions and objectives, the necessary data were collected. By the very nature of the subject to be researched, urban sustainability is the result of various components interrelated to each other. This made collection and analysis of both qualitative and quantitative data from primary and secondary sources important. Therefore, once the research topic, the research questions and objectives are formulated, the site was visited to and the relevant data was collected from the study area.

The research is done using case-study approach. Three cases are selected from the urban redevelopment projects in the capital. Case-study is preferred to be the appropriate strategy for this particular research due to the following reasons. As Denscombe (2003) said, “the defining characteristic of the case study approach is its focuses on just one instance of the thing that is to be investigated”. He further explained that point of applying a case study is to focus ‘a spotlight’ on particular individual instances and then illuminate on the general issue under study. In a way it provides greater opportunity to dig out in more detail and discover things to unravel issues that wouldn’t have been possible to do so in other strategies (Denscombe, 2003). In light of this, the very nature of the subject under investigation needs focusing and refocusing to the level that can be managed with the given time frame. Sustainability is very fuzzy word that can be applied in almost every field of study and it can mean many things. Hence, it was necessary to focus on urban sustainability alone. But this in turn is again very wide and difficult and still refocusing to urban redevelopment alone is possible using case-study approach. Using those cases only selected issues that can be addressed at local level are addressed.

The other reason is, it allows, invites and encourages the researcher to use a variety of data collection, analysis and presentation techniques. Case study appreciates the use of variety of types of research methods simultaneously to offer more chance of exploring sufficient detail to unfold the complexities of a given situation (ibid.). This particular research also employs both qualitative and quantitative methods with various data collection and analysis mechanisms (Denscombe, 2003).

The third reason to use case-study is, it is ideal to describe, explore and compare the relations, processes and interactions to result and outcomes. Urban redevelopment projects with defined geographic boundary, processes within the boundaries and their interaction with the larger context can be analyzed.

Finally, case study works on the already existing but consciously & deliberately chosen phenomenon among the many of its kind. As Yin (1994) as cited by Denscombe (2003), the case exists prior to the research project and will remain to continue to exist even after the research has finished. So is urban redevelopment in Addis Ababa. Therefore, the case-study method enables the researcher to explain why certain outcomes could happen instead of focusing on the outcomes alone. With this in mind, the cases for the study are selected based on the following criteria:

- Inner city redevelopment sites where infrastructure is available
- Sites allocated to be redeveloped on the structure plan of the city
- Prime Sites that entice the attention of private developers against the interest of the dwellers (if possible)
- Sites with unique performances worth implementing in other projects
- At least 50% of the redevelopment is implemented
- Redevelopment sites with clearly defined boundary

Using these criteria the E.C.A. inner city redevelopment project, Kirkos *kebele* 01/19 and Lideta *Kebele* 07/14 redevelopment project are selected. The unique quality of each cases selected that deserve to be taken as learning experience are presented under each case study section. The research method is designed, therefore, in such a way that the literature study and the research questions and the context of the city helped to choose the cases. And then the findings from the cases lead to the discussion and conclusion.

The three urban redevelopment cases are analyzed using the human life supporting systems of O'Meara combined with Wheeler's objectives interpreted in terms of the context of the city (see the theory chapter for details). For example, transportation is not dealt in detail as the action area is smaller in scale as compared to the city in general and all of them are in-city redevelopment sites. Only the walkability within the sites and their access to public transport are described.

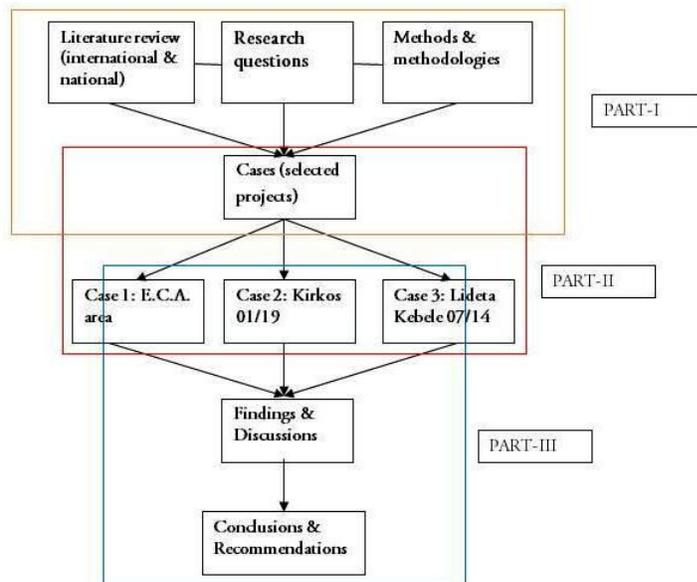
Having said this, the following criteria are selected to evaluate the case study projects in terms of meeting the economic, environmental and social dimensions of sustainability. The direction the city Administration has been following for urban redevelopment is evaluated using the selected criteria. The criteria are formulated from different literature and appropriated and interpreted in terms the context of the city based on the understanding of the author. The evaluating points are selected based on:

- the availability of data collected by the governmental bodies or researchers
- their applicability at the city level so that comparison between different urban redevelopment projects is possible and to identify best practices that can serve as benchmarks to be used for the assessment of existing renewal practices
- those observable nature of the selected sites collected during the site visit
- the possibility of implication to the universal sustainability. Every eco-system is in nested hierarchy and every major taken to attain sustainability has implication on up and down stream in the chain (Dramstad, *et al.* ,1996. p.69 in Leitao & Ahern, 2002)

Urban sustainability includes many interconnected issues that are difficult to address in the given time frame. It is very difficult to study all components and processes. Therefore, defining the scope of the study focusing only on selected issues is necessary. Hence, the lists of points under each category are not all inclusive. The categories are not mutually exclusive either as there might also be overlaps. But they are taken to be useful initial points to operationalize the concept.

During the two-months-long field visit, primary data was collected by employing different data collection methods. The three case areas were visited repeatedly. The first round was to analyze the physical characters of the sites. The existing situation and the status of implementation of each case study area are analyzed. The researcher also inventoried the availability of services and infrastructures on or near each site; their access to public transits and the current land use and related activities in each study area. The researcher has taken notes and photographs. The other advantage of the observation was to understand the socio-cultural interaction and the life style of the subjects in the study areas as it gives a chance for the researcher to have a closer look at the residents. As Denscombe (2003) described, observation is helpful to experience personally and observe the situations in their existing settings for collecting data in real life situation and enables to get firsthand information rather than relying on secondary sources (Denscombe, 2003). The second round site visit was held to fix appointment with those informants available on each respective site. These informants referred the researcher to the people they knew who could be informants too. The sites were easily accessible to the researcher and they were visited frequently to have a full understanding of what is going on.

During primary data collection, semi-structured interviews were undertaken with 52 urban dwellers in the three case study areas being affected by the redevelopment projects. From Lideta *kebele* 07/14 and E.C.A. area 20 informants participated in the study. Whereas in the case of Kirkos *kebele* 01/19, 12 informants were interviewed. Likewise, semi-structured interview was undertaken with 4 local government officials and 6 planners and urban designers that have their own stake in urban redevelopment projects in their respective offices at their convenient time.



Schematic diagram 1: Design of the research method

The interview was merely handled by Amharic and the translation is done by the researcher. The semi-structured interview was helpful both for interviewer and for the informants. It uses to understand the real emotions and feelings of the participants, particularly the residents. It helps them to express their ideas without restriction on the kinds of matters and patterns, with their own words as long as they want (<http://www.uib.no/>, Accessed on June 9, 2011). It is also helpful for the researcher as it allows probing more on issues that need in-depth information. It is also flexible so that the researcher can readjust and modify the ordering and the amount of questions when necessary. In some cases, the respondent might answer two or more question at a time. In that case, there is no need of repeating the same question again. Sometimes the right answer might not appear right away when the informant is asked. Asking more triggering and probing questions, though not in the interview guide, might be necessary. Hence, in both cases adjustment of the interview guides is necessary. Semi-structured interview allows doing so due to its flexible nature. In studies on issues like sustainability, such flexibility in data collection is relevant to make the issue as clear as possible. It helps the researcher to follow the flow of information, emotions, and unexpected ideas from the informant with curiosity. It enables the researcher to gather a lot of information and non-verbal reactions from the informants instead of following a strict procedure like the case of structured interviews. This made it appropriate data collection mechanism to grasp the reality from the perspective of the stakeholders. Similarly the professionals and officials participated in the study have expressed their opinion freely. The collected data using the above mentioned methods has given insight about the opinions, emotions, opportunities and challenges of the stakeholders of projects included in the case study, the role of each stakeholder especially urban planners, policy makers, and urban managers to facilitate urban redevelopment in Addis Ababa. Therefore, it showed how qualitative method was employed in the research. But it was also important to make use of quantitative method to supplement the qualitative data. This one helped to find empirical values about the conditions before and after redevelopment took place in each case-study area (Creswell, 2009). However, the quantitative method was basically undertaken by using secondary data collection techniques. The secondary data was collected from published and unpublished documents, power point presentations, articles, journals, books, magazines, websites, maps, Google GIS and GIS information about urban redevelopment in the city. In addition, reports and publications from the respective sub-city administrations, from central statistical agency, from governmental and non-governmental organization, international development agencies are studied and analyzed. All the secondary data is used as a prelude to the data collected from primary sources.

Hence, mixed method, especially concurrent mixed method, is employed in order to address the research questions from both qualitative and quantitative perspective. Cognizant of this, Creswell (2009) made clear that qualitative approach in a mixed method is useful to address the process while quantitative is to address the output. He further explained that mixed method makes the final output greater than what could be obtained from qualitative or quantitative methods independently (Creswell, 2009).

4.2 Ethical Considerations, Validity and Reliability of the Data

As in any research, it was necessary to take some ethical issues in to account depending on the nature and purpose of a research, the type of data to be collected and the type of informants selected. (Creswell, 2009). Creswell mentioned that ethical considerations must be taken in to account in all stages of

the research starting from formulating the purpose of study and research question. However, data collection, analysis and interpretation are the most critical phases in this research that need more ethical concern. While data collection is the stage the researcher encounters the people involved in and affected by urban redevelopment projects in one way or the other whereas analysis and interpretation are the stages the collected data is treated in a way that leads to the conclusion of the study.

Even though almost every research is value laden in one way or the other, it is very important to try to be neutral without any pre intention about the final result. In this research, the research used mixed method. Therefore, both qualitative and quantitative data are collected. But the study is mainly qualitative since the quantitative aspect is relatively smaller and focused on inputs/outputs. This makes the ethical consideration even much more important. Therefore, concerning the ethical considerations, the interviewees are selected using non-probability sampling technique. The informants are from different stakeholders. Totally 62 informants (52 residents, 6 professional planners and 4 governmental officials) are involved. The selection is mainly based on the availability of informants and Stratified random sampling is used to classify the informants depending on their category or expertise. (<http://ccnmtl.columbia.edu/>, accessed on 12th June, 2011). Stratified sampling is a method used when there are various subpopulations within an overall population. It helps to divide the members of the total population into homogeneous subgroups before sampling. In this study, the subgroups from the total population of informants are the residents, officials and planners. The residents affected by the selected urban redevelopment projects and involved in the research are selected using snow-ball sampling technique. The 4 officials of the two sub-cities participated in the study are key informants who needed to be included in the study. Their responsibility is directly related to the purpose of the study and they are in charge of the redevelopment projects. Because of their special expertise, they are selected by purposive sampling technique. The selection of professionals, instead, took place based on snow-ball sampling. This is because of two main reasons. First, the researcher has personal contact with the professionals involved in the planning and design of some of the urban redevelopment projects in the city. Second, it was hard to reach on the people involved in the selected projects directly due to the absence of compiled documentation of list of involved professionals involved in each project to choose from. The easiest possible way was to follow the lead through the personal contacts to the individuals involved.

Once the samples are selected, appointment and setting up of the interviews were fixed at their convenience. The interview with the professionals and sub-city officials took place in their respective offices at their convenient time. Every arrangement was made at their consent as it was necessary since they were not obliged to participate in the study. During the interviews, clear introduction about the researcher and the purpose of the study was given to the informants before getting in to the main questions. As Ford & Reutter (1990) pointed out the difficulty in predicting the exact time commitment involved for participants in qualitative studies (Ford & Reutter, 1990), the informants were asked how long they can afford for the interview and it has been tried to manage all the questions with the given time. Because it was difficult to forecast the time they could stay beforehand. Then, it has been explained to the informants the data will be used anonymously in the research and it is going to be confidential. Their consensus was highly important to the extent that they could even withdraw after being interviewed if they wanted to (Creswell, 2009). This helped to let the informants feel free to tell their real opinion about the questions they were asked by the

researcher. When interviewing and observing, the researcher was careful about the privacy, cultural, religious, gender and political or any other sensitive issues. As Creswell clarified, the informants have been given contact address so that they can access the researcher if there is any discomfort or fear of risk regarding their participation. Finally, all the interviews were concluded by giving many thanks for the participation of the informants (Creswell, 2009).

4.3. Data Presentation and Analysis

In this part, the definitions of the social, economic and environmental sustainability and specified criteria used to analyze the cases are presented. The criteria are developed from the literature reviews, the study of the back ground and the research questions. They are contextualized in such a way that they can be assessed at the local level and easier to analyze for each case study independently. The availability of data and the time frame is also considered. The three pillars of sustainability are highly interwoven in various ways, in this thesis the social, economic and environmental dimension are treated independently for the sake of simplicity and convenience. Regarding the structure, there is no clear demarcation between data presentation and analysis. The analytical data obtained from respective sub-cities will be analyzed and cross checked with the qualitative data collected during the field trip using semi-structured interview.

4.3.1. Social sustainability

Social sustainability of a certain community refers to the social well-being and functioning of the current community and the ability to maintain and enhance the potentials to transfer to the coming generation. It also includes the resilience at the time of crisis at an individual or collective level. Polese and Stren (1999) in Shen, *et al.*, (2011) define social sustainability as “the development and/or growth that is compatible with the harmonious evolution of civil society, fostering an environment that encourage social integration, with improvements in the quality of life for all segments of populations” Shen, *et al.* (2011). The issues considered are:

- The availability of social facilities such as health and educational institutions that help in the development and maintenance of the human capital by increasing of education level and skilled workforce in the area (Kaklauskas, *et al.*, 2009).
- The creation of new and preservation of the existing social networks to facilitate the mutual benefit and inclusivity (Forman, 1995, Nassauer, 1997).
- Meaningful and informed participation of the people in the redevelopment process and in the decision making process (Golley & Bellot, 1999 in Leitao & Ahern, 2002 and Musacchio, 2009)
- The existence of equal access to urban facilities, services, resources and open spaces and green areas in their neighborhood to assure equity (Leitao & Ahern, 2002).
- The existence of opportunity to encourage and to facilitate their collective actions, to strengthen social integrations, such as relationships, norms, reciprocities (Forman, 1995; Nassauer, 1997).
- provision of affordable and qualified housing

4.3.2. Economic Sustainability

In this particular thesis, economic sustainability refers to the creation and continuation of opportunities for urban residents to livelihood activities and facilitating private investment without drastically affecting the environment. The basic components included are therefore, equal access of the residents to resources, access to saving and credit institutions, insuring the continuation of the private investment without drastic effect on the environment, employment opportunity and income generation of the displaced from the redevelopment.

- Resource mobilization from direct and indirect income sources and the role of social capital in the economic performance of the urban poor is also discussed. Therefore, even though traditional social institutions are social as their name imply, they are also discussed under economic aspect. Because they have major role in providing financial support for member residents.
- Usually, mixed development is appreciated for its advantage to facilitate social interaction and to save the energy demand by reducing the travel distance. But in this paper, it is also discussed in terms of its economic advantage for providing different commodities available for daily consumption.
- The issue of compensation is mentioned when applicable. However, it is never discussed in detail for there was no clear compensation law until recently in the city of Addis Ababa. Because of this, there is an ambiguity and inconsistency in its implementation.
- Maintain public finance sustainability or sources of municipal revenue (Leitao & Ahern, 2002).
- The presence of enabling environment for livelihood of the dwellers and economic development in the area.
- Access to saving and credit facilities (both formal and informal).

4.3.3. Environmental sustainability

Environmental sustainability is defined as “the maintenance of the factors and practices that contribute to the quality of environment on a long-term basis” (<http://www.businessdictionary.com>, accessed on 21 December, 2011). It includes various issues contributing to its achievement. But it is necessary to focus only on specific issues using the criteria mentioned below. In Addis Ababa, water management, climate change mitigation (green infrastructure and urban agriculture), waste management, urban land use, (density or compactness, functional mixity, open spaces, public spaces), walkability and energy consumption are taken as the most important issues discussed in this thesis. Transportation is not considered in its wider scope as the case study areas are small neighborhoods in the city center. Pedestrian friendliness within the sites and access to public transport are only taken in to account. On the other hand, issues like air, water and soil pollution by chemical pollutants, global warming, ozone layer depletion, etc. are beyond the scope of the study. Regarding the data collection, most of the analysis about environmental sustainability of the case studies is based on document study, interview with professionals and personal observation of the researcher.

- *Climate change mitigation*-Recently Ethiopia is experiencing frequent drought, rise in temperature and in some case unexpected flooding. The effect of temperature and flood is more crucial in cities than in rural areas. Being the primate city, it experiences the problem much more than the other urban centers. Climate change mitigation therefore, refers to drought resistance, stabilizing high temperature, prevention of floods and urban farming.

- *Air pollution*- this is mainly about the accumulation of dust particles in the air due to the booming of construction in the city as well as due to the presence of wide unprotected land. The presence of green infrastructure to trap dusts is considered.
- *Waste management*-by this it is to mean the collection, reusing, recycling and disposal both solid and liquid wastes in the area. The inadequate treatment and accumulation of waste in the city negatively affects the production potential of the life-support systems (Trewick, 1999 in Leitao & Ahern, 2002)
- *Suitability of the living environment for the residents*: sanitation, safety and security.
- *Urban land use*- urban land is a scarce resource. Utilizing this resource in efficient and sustainable way is highly important. Density, compactness, functional mixity, minimization of wastage of space, are considered under this category. (Forman, 1999 in Leitao & Ahern, 2002).
- *Walkability*- refers to comfortability of the area for pedestrian movement. The presence of shading trees and a mosaic of different paving materials to avoid boredom and to stimulate the human emotion are necessary.
- *Rain water harvesting*-in the rainy seasons, the intensity of the rain is very high. During these seasons, the poor land management assisted with the topography of the city creates frequent floods. Efforts to catch the rain in the short rainy seasons for later consumption in dry seasons is necessary to improve the green infrastructure and to reduce the high temperature in dry seasons in the city.
- *Energy consumption*- in Ethiopia, electricity is predominantly generated from hydropower which is renewable and environmental friendly in relative terms. But it was not compatible to the rapid growth of industrialization and urbanization in the country. Therefore, it is very common to have blackouts for several nights every year all over the country due to shortage of power. In addition to that, every city or town connected to the power grid obtains electricity from centralized power stations. As a result, series of cities downstream run short of electricity for some interruption at one point. This particularly holds during the rainy seasons. Renewable energy sources that can be produced and consumed locally are good options to solve the problem. Hence, the case studies are evaluated if there is a potential to produce renewable energy and if there is any trial in this regard so far before and after the redevelopment.
- *Presence of open space* (public & green space), both for to facilitate socio-cultural interaction and space for biodiversity protection.

It is noteworthy to mention that when dealing with the urban households' energy consumption pattern. In Addis Ababa, electricity is mainly needed for lighting and cooking. Space heating is not a problem because of the favorable weather condition. This makes the per capita energy demand much smaller.

PART-II: CASES

CHAPTER 5: CASES

CASE 1: E.C.A Redevelopment project

5.1.1. Background

E.C.A redevelopment area is a 40.82 ha inner city site located in kazanchis area encompassing the former district 15 *kebele* 30 totally; district 15 *kebele* 31 and district 18 *kebele* 07 partially. The area was designated for urban renewal intervention in 1986 master plan of the city and the study for the implementation was completed in 1997. The implementation of the project began in 1998 and the whole area was cleared and was ready for redeveloped in the year 2002. However the new development in the area is still in progress though it has been long time since the demolishing. The project was initiated and financed by the city administration. The relocation, compensation and the whole management was under the responsibility of the government.

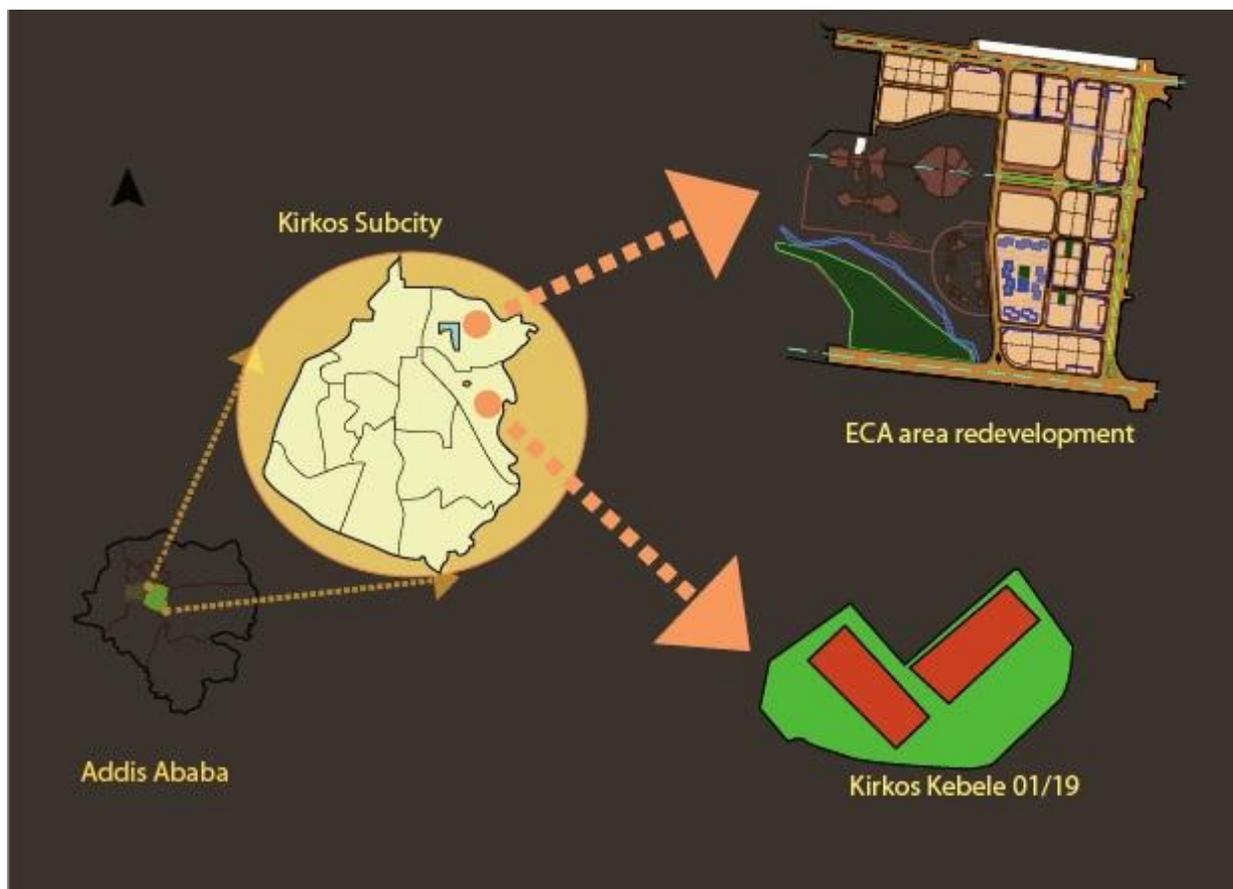


Figure 9: Location map of the E.C.A. and Kirkos *kebele* 01/19 project site

The project area is bounded by four asphalted roads and had stone paved access roads inside. In the detailed socio-economic study made by the city administration, it is mentioned that there was adequate distribution of different hierarchy of roads (AACAWUDB, 1999). There were and still are public transits; fuel stations; banks; supermarkets; shops and other facilities necessary for a daily life in the site and at a walking

distance from the boundary of the site. Therefore, as compared to other case study areas in the city, the E.C.A. Cazanchis is well equipped with the necessary services infrastructures and is accessible with different transportation means. This makes the location convenient to live in.

The area was predominantly occupied by small residential houses with some businesses, governmental institutions and NGO offices. The municipality had envisioned increasing the density and efficiency of the site by allocating the area for international organizations, governmental offices, high standard hotels and apartments, and for future expansion of the United Nations ECA. With this in mind, an LDP of the area was prepared with balanced functional mix; enough open spaces, social facilities, and infrastructure.

The municipality changed the plan before the implementation and the focus shifts to generate more income by leasing the well-serviced prime land to more private developers. The implementation took place accordingly by subdividing the plots into smaller divisions than they were in the first proposal. There is still a mix of functions as observed during the field visit. There are hotels, apartments, offices and commercial units. However, the social amenities (schools and kindergartens), communal facilities (local administration office and recreational facilities), and open spaces proposed in the first neighborhood design were compromised as they are completely replaced by private buildings. The site is at the moment full of multistory concrete blocks with no open space to breathe. Most of the buildings do not have enough parking spaces. Those buildings being completed and are currently providing services use the nearby open spaces and the roads as parking facilities (see figure 11). The roads between buildings are very narrow, oppressive and don't respect the human scale. Over and above all, even though there are all kinds of activities included in the area, the value of land (to buy or rent) in that locality is too high for the original residents to get back to the site is almost none. In this manner, the area is allocated to give more profit for developers and more revenue for the municipality at the expense of the social wellbeing and subsistence of the original dwellers and environmental effectiveness of the urban landscape (AACAWUDB, 1999)



Figure 10: Narrow space between buildings.
Photography by the author



Figure 11: on street parking blocking the roads. Photography by the author

5.1. 2. Data Presentation and Analysis

5.1.2.1. Social Data Presentation and Analysis

The redeveloped area includes three *kebeles* having a total population of 7,680 dwellers living in 1,536 households. From the LDP study by the city administration, it is portrayed that 3,000 residents of *kebele* 15/30; 3,110 residents of *kebele* 15/31; and 1,570 residents of *kebele* 18/07 had been displaced from the area (AACAWUDB, 1999). (See table 1.1 in the appendix)

Regarding social amenities in the case study area, there were one higher health center and two clinics. But the residents also used Gandi and Zewditu hospitals that are not very far from the site when they needed better service. As observed during the field visit, there is also an additional private clinic, (Ethio clinic) and two pharmacies close by. Concerning education, in and around the area under consideration, there were enough educational facilities distributed before the redevelopment took place. There were one kindergarten; 2 elementary schools; and one junior secondary school in the project area (ibid).

The presence of a market place at a neighborhood level facilitated the day-to-day lives of the urbanites. In addition to Merkato, the residents in the E.C.A. area used Agoza gebeya for their daily consumption and immediate demand. There were shops and supermarkets in side and within walking distance from the site as well. This implies that the area was convenient to live in for it was well serviced with all facilities to cater the demand of residents of different status. It was especially suitable for low income families since they find most of the things they want in affordable price without traveling longer distance from their working and living place. Above all, the functional mixity of the area made everything available in the neighborhood. If the site is evaluated according to the standard specified by Neighborhood planning and design manual (2006), the distribution of the social services and facilities of the action area is fair.



Figure 12: Cazanchis Health Center. Photograph
From Kirkos sub-city



Figure 13: Misrak Goh Secondary School
From Kirkos sub-city

According to the opinion of all the respondents who were the former residents of the area, their neighborhood was by far better than the so called ‘slums’ which are being demolished recently in the city. The houses, the living standard of the people, the infrastructure, and accessibility was much better. When asked about the infrastructure all the respondents described the area was satisfactory access to infrastructure. They also believed they were privileged in infrastructure wise. 25% of the interviewed residents mentioned the

special taste of the water in the surrounding as an example. They believed that the water pipe passing through the neighborhood was directly connected to the line passing to Jubilee Palace. Because of this, it tasted very sweet. One of the informants has a private company and the interview took place in her private office. She mentioned the same thing about the water. Her cousin, who is an architect and urban designer was listening to the interview and jumped in accidentally. As he said, he grew up in Assela which is 175 km to the South of Addis Ababa. But he used to come to the redeveloped area frequently to visit his relatives. He reminds of the water in the area at that time as follow:

“I remember, we used to take water from their (his relatives) house to Assela with big jars. We never had water shortage in Assela. But this one tasted different and we loved to take it all the way to Assela. It was very sweet unlike the water in any other place.”

The mythical privilege of the residents extended to the electricity supply as well. As to all of the respondents, even if there were and still are periodic blackouts all over the city every year, they had never experienced any power cuts just because it was very close to the palace.

When they were asked about their social network in the area, all the respondents mentioned that they had good social network in their old neighborhood. This is ascertained by the LDP study in the area done by the city administration. It is presented that there were 2,818 traditional social institutions (*iddirs*, *iqubs* and *mahbers*) in the area. 14.5% of the total population was members of *iddirs* (see table 1.2 in the appendix). The percentage of population involved in *mahbers* is 26%. Whenever needed, those institutions and the residents used to stretch tents in the compounds of some residents if they had open space or else they used the access roads to put tents during times of happiness and sorrow. The figures above tell not only the strong social cohesion in the area; they also imply the existence of potential financial asset to mobilize when needed. These institutions are reliable, traditional safety nets widely accepted by the community. According to the informants of the study, the social fabric of the people in the area was even more complex as they had strong emotional attachment. During one of the interviews, the elder sister of one of the participants joined us in the middle of the interview. She couldn't wait much to tell me her memory about the football team of the *kebele* 15/30 with full support from the residents and how they used to celebrate their triumphs over other *kebeles*. She also shared us her memories about frequent parties used to be held in their place with excitement. Just like her younger sister, she said the whole neighborhood was like 'a single family'.

According to them, the people used to live in that particular place were very closely related in their socio-economic activities. This made them develop strong social and emotional ties the nostalgic memory of which has been engraved in their mind till the present. When elaborating the extent of their family hood, one of the respondents described her memory about a young fellow who assumed himself a responsibility to guide the behavior of children in the *kebele* in acceptable manner.

“If he saw someone from our kebele smoking, drinking alcohol or misbehaving, the guy would punish him/her. Surprisingly, no parents complained about him accepting all his deeds were for the good of their children”

When asked about their social network after being displaced from the area, 60% of the respondents, who were school attendants at the time, said that they still have good relationship with their former neighbors. They help each other at the time of happiness and sorrow. They call and visit each other. 35% said they don't have strong attachment any more but exchange warm greetings and sometimes have tea or coffee together if they come across each other. The remaining 5% have a very scanty connection with their old friends and neighbors. One of the respondents has been living in Canada for more than ten years. He comes to Ethiopia every two years. The first people crossing his mind when he thinks of coming back home are his friends from the old neighborhood. He meets with his old friends every time he comes back home. The explanation of him and his friends illustrate that the presence of communication systems (phone, email) helps them to preserve the social network even after the people are physically separated. In general the interviews with the respondent depicted the existence of strong social and emotional attachment in the area before the redevelopment. When the site was cleared off, the residents were dispersed in to various locations (in to eight different sites) that are far away from the center. The social tie especially among the elderly is broken due to the physical disintegration of the residents.

The respondents were asked if they participated in the redevelopment process from the inception to completion. From the interview undertaken, all of the residents have described more or less the same story about the motive and how they were informed about the redevelopment in their locality. All of the resident interviewees have said they had been hearing a rumor buzzing around for years about the municipalities plan to relocate them. After a couple of years, official letter from the local administration mentioning that the area is to be redeveloped and they had to leave the site, was handed in to the heads of each household. That is how they were introduced with the project.

According to the Addis Ababa Urban Plan and Information Institute (2009) revision study, the major criteria for local development site selection are:

- Public request for local area development-this refers mainly to the pressure from private Developers to build on the area
- renewal areas (to create clean environment)
- Incompatible urban activities- centrally located sites need be assigned for activities with high economic return rates. Residents are considered as an incompatible to prime lands where most of the slums are situated.
- municipal revenue generation and local economic development (AAUPII, 2009, part II)

As to the respondent residents (100%), the main reason for the area to be the first priority for redevelopment is because of the presence of the United Nations ECA close by and the strong desire of the government to change the image of the city in the eyes of, foreign government leaders, ambassadors, diplomats, and international community in general. The site is considered as an interface between the international community and the real image of the city. Then, it was necessary to give a 'modern' look by erasing the existing small old wood-and-mud houses. The same fact was mentioned by, Dejene (2005) former municipality employee and an urban designers currently practicing in private. Citing the ECA renewal project document (1998), He mentioned ten different motives of the municipality to redevelop the area. Two of

these criteria are upgrading the city to the international standard (modernization) and improving the beauty of the city. Similarly the draft document by the ORAAMP also mentioned 'better image creation' to be one of the criteria for selection of sites for redevelopment (ORAAMP, 2002). The participant professionals involved on the making of LDP and neighborhood design of the area also pointed out the need to have international standard facilities to be a major goal. But they also mentioned the need to improve the efficiency of the site by increasing the density and by bringing in more commercial functions to the action area.

Finally, the respondents were asked if they are satisfied about their current situation as compared to the previous neighborhood. All of them are satisfied with the physical condition of the environment and about the new development in their original residence. There is no any open space problem in the new sites they have been relocated to. It is more affluent and the houses are in good condition. Only 15% of them complained about the distance from the center. They all missed their former neighborhood and the friendship they had more than anything.

From the primary and secondary data presented, the following two main goals of the municipality are mentioned frequently from both primary and secondary sources. These are:

- To build facilities (hotels, museums,...) of international standard to cater the demand of the international community
- To create a better national & international image of the city in particular and the country in general. In order to do so, the age-old wood-and-mud small shanty houses had to be replaced by visually appealing 'modern' concrete structures.

The opinion of the residents' and professionals participated in the study assured that it was not the interest of the residents to leave the site. They all mentioned that creation of 'modernistic' view and rapid financial return rate motivated the municipality. Creation of clean environment is not only about the lack/absence of infrastructures in the area in this particular case. It is mainly about the intention of pretending the city to be affluent by removing the poor quality houses. Community empowerment, as a basis for efficient participation, begins from motivation to take part in discussions and decision making process to make the community a better place for themselves and their children. But this never happened in the area under investigation. In general, the people in charge of the project were more concerned about the final outcome and the visual appearance than the process where the community could be engaged.

5.1.2.2. Economic Data Presentation and Analysis

The livelihood (employment status) of the residents was surveyed by Addis Ababa City Administration Works and Urban Development Bureau. The survey has unfolded that about 31% of the heads of families were civil servants and nearly 34% of them were working in private companies and small scale businesses (see table 1.3 in the appendix). The percentage of family heads worked as daily laborers in the area was around 22. About 2% of the residents were NGO employees (AACAWUDB, 1999). This reveals the fact that the residents of the area before the redevelopment were not under extreme poverty. Majority of them have permanent monthly income as they were employed in different governmental and non-governmental companies. The other implication of the employment status is that, those employed in government and non-

government companies might have access to saving and credit facilities as is always the case. These witnessed that the livelihood of the then residents of the area was not too low to assume the residents were under poverty as in the other cases in the city included in this study.

Concerning the family income and saving behavior, according to the same survey, about 43% of the total household had a monthly income of less than 340 ETB. About 52% of them earn between 341-2500 ETB on monthly basis. These portions of the community are categorized to be middle income at the time. Those families considered to be high income group and having a monthly income of above 2500ETB were enumerated to be around 5% (AACAWUDB, 1999). This again comply with the previous data that the majority of the residents are middle and high income groups.

One thing that need be considered is that the figures don't tell the reality about the community. Because as can be seen table 1.4 in the appendix, only the income source of the head of the family from the formal activities is taken in to account. But it is quite common to have more member of the family participating in the labor market to generating additional income which is not considered here. This holds true especially for residents in centrally located areas in the city. Incomes from informal activities, financial and none financial support from relatives, friends and neighbors is difficult to register. Because of this, they are not considered in the survey as well. Hence, the percentages do not tell the correct image of the living standard of the residents in the area. It can only help to show the minimum level of livelihood though the reality could be much better. Even if all these were not considered, as portrayed in the study, more than half of the family heads earned above 341 ETB which was the threshold to be in the middle income group at the time. Therefore, it is not difficult to generalize that the majority of the residents in the area were middle income earners and above.

Cognizant of this fact, these data are consistent and in line with the informants' explanation during the interview. 80% of the informants, when asked about the living standard of the residents, mentioned that the majority of the households were middle income. According to 15% of the informants who were the residents of the former *kebele* 15/30, there were few high income families and the rest were middle income. One of the respondents told her memory about her father's car (He was a lawyer at the time) as follow:

"My father was one of the few residents who had a car. The car was serving like an ambulance for everybody in the neighborhood. If some is sick by accident or if there is a pregnant lady in labor, the family or neighbors of the person used to come to our home and ask for help regardless of the time. My father had to take them to the hospital sometimes being awake from his deep sleep."Laughs!!

She also told her old memories about the world cup and African cup seasons. The distribution of Television in the country as a whole was rare a couple of decades ago. But they had one at the moment. Whenever there were big foot ball matches such as world cup matches, they had to host more than 20 people in their house.

"The sitting arrangement was based on age. The eldest on the couches, then on the dining chairs and stools. Since I was a child, I had to sit on the floor with my peer groups. Our living room was noisy in those evenings. Sometimes late after mid night...lots of shouts, applauds,... the funny thing was our parents used to sleep in their bed room and they had never complained about their privacy. Neither did our neighbors."

The explanation of the interviewee tells much more than their livelihood. It shows the extent to which the rich and the poor were socially interrelated. This is a witness for the presence of collective identity and strong emotional attachment in the community before the redevelopment of the site. As all the respondents said, their current livelihood is also middle income according to their own description. But they had experienced hard times during the relocation as the current location was not enabling to generate income or to continue their livelihood as got used to. However now, most of them have settled. Among the respondents, 40% of the informants are business men and 15% have private companies. Another 15% live by remittance from siblings and the rest never mentioned their income source.



Figure 14: Some of the new buildings on the area. Photograph by the author

In the survey, the utility consumption of the residents showed that 71% of the households had private meter for electricity and more than 60% of the households used electricity for cooking (see table 1.5 & 1.6 respectively in the appendix) (AACAWUDB, 1999). These both show that the majority of households in the specified area had at least some sort of reliable income on monthly basis to pay the bills to the respective utility companies. Had it not been the case, it is impossible for the urban poor in the Addis Ababa context to have such consumption pattern. This again proves the same fact that the livelihood of the residents of the area before the redevelopment was not low-income at all. To sum up, the livelihood, social interaction, the income level, and very thick social network and reciprocity of the relocated dwellers could have been good potential for them to take part in the redevelopment process if they had the chance to.

Regarding their saving habits, the study done by the city administration revealed that nearly 60% of the households were involved in *iqub*. Related to this, the potential of the residents to build a house was presented by the LDP study. It has been presented that 78% of the people having 23% of the capital registered had the potential to build their own residence and low rise commercial buildings. Whereas 22% of the residents in the area accounting for 77% of the capital (see table 1.7 in the appendix). These can build high rise residential or commercial buildings (ibid.). When seen from the living condition of the urban

residents in Addis Ababa, the ability of the former residents of the area to build houses tells that most of them were well off. This also strengthens the finding from the previous data that the living standard of the dwellers in the area was middle income or higher.

When the neighborhood design and the LDP of the area were prepared, the potential of the majority of the residents was neglected and more chance was given to bigger business companies. According to the building height regulation of the area, the minimum height of building allowed in the area is 9 stories (G+8). In a way they had been discouraged by the permitted standards from investing on the land which was originally occupied by them. Due to this, most of the original residents were not able to use their chance of building the required height and to remain on the site. Except the 22%, who could afford to build high rise buildings, the rest of the residents had to be displaced to places far away from the center, mainly to CMC, Gergi and Kotebe areas. Therefore, increasing the efficiency of the land is prioritized than the needs and potentials of the community.

Ownership of the Houses has also been recorded by the survey. Most of the houses (63%) are *kebele* owned and another 7% belong to Addis Ababa Rental Housing Agency (A.A.R.H) (see table 1.8 in the appendix) (AACAWUDB, 1999). The private ownership of the houses in the area was a little more than 30%. During the redevelopment, the private owners in the area were allowed to build on the site if they can afford to do in accordance with the standards and regulations specified on the LDP. The study by the municipality showed that among the developers building on the area, 22% of them are owner occupiers who decided to build than to get another plot in exchange. But 10% of the interviewees were private owners promised to build on the site. However, they have sold out their plot under the carpet for people who could afford. According to the interviewee, the unfair compensation, which was incompetent to the market price of the time, motivated them to sell out their land illegally. Therefore, the percentage released by the official report didn't show the reality of the context in the area.

5.1.2.3. Environmental Data Presentation and Analysis

The first point taken in to account here is climate change mitigation as it is a huge problem challenging humanity both at a local and global scale. In Addis Ababa in general there is high temperature during the day. The reason might be different in each locality. But there is a need to create a means to make the weather comfortable for pedestrian movement and the residents inside the houses. The role of green infrastructure is inevitable in this regard. But in the case study area, there are none at the moment. The roads are also narrower and intimidating to the human scale as the buildings on each side are very tall sandwiching passersby. They are not wide enough to have pedestrian walk ways separated by shading trees. To worsen the situation, the new functions introduced attract more vehicles to the area. The buildings on the area are out of concrete and glass that absorb heat and create urban heat island. In addition the radiation from the glazing create glare during the day. This aggravates the problem by increasing the atmospheric heat in the surrounding and by destructing the visual comfort of passersby. There are no enough greens to enhance the quality of life of the dwellers. The area is also very dusty and the whole un build land is exposed to wind.

Before the redevelopment, as all the informants said, there were no much green spaces except few trees belonging to private households and the green area around the one and only playing field. But 20% of them, who were young at that time, mentioned that they used to play in the then public park between the two palaces as it was open to the public at the time and it is located at the walking distance from the site. Currently, it has been privatized and is not accessible for ordinary citizen. The other green space mentioned by the informants and which is still there is the river side vegetation behind E.C.A. It has been waste dumping site for the residents on both sides of the river.

About waste management in the area, as being clear during the interviews, before the redevelopment, there were few waste collection containers. But they were not enough for the area. They were not emptied frequently either. Therefore, the residents used the river behind E.C.A. to dispose their wastes. However, as observed during the field trip, there are solid wastes collecting tankers near the project area. The municipal trucks frequently take the collected waste from the tankers away to the dumping site. But currently, only few of the buildings are functional while the remaining is still under construction. The majority of solid wastes visible on the site are construction materials not stored properly or leftovers. The wastes from the functioning buildings hotels and other service givers are collected in their own waste collection. Regarding liquid waste, before the redevelopment about 31% of the residents didn't have access to toilet and 19% of them had private toilet (see table 1.9 in the appendix) (AACAWUDB, 1999). Of the informants from the former residents, 70% of them had private toilets and the rest had shared toilets.

However, after the redevelopment, all buildings are connected to the municipal sewerage line through underground pipes. This complies with the interviewee with the municipality officials. According to the municipality regulation, there is 1 waste collecting tanker for each 850 inhabitant throughout the city. So is the E.C.A. area. Hence, the positive change after the redevelopment in this regard is clearly visible and the commitment of the city administration is worth encouraging. The major problem observed in this regard is the lack of motivation to reuse or recycle the solid wastes onsite instead of throwing away items to the dump sites though they have potential to be useful resources. Since urban land is very expensive resource, it is considered as one basic evaluating criterion in the study.

The case area was occupied by low-density, predominantly residential functions expanded horizontally. As a result the revenue collected by municipality from the area was very small. Therefore, it was considered as underutilized and the need to increase the density and to assign for non-residential urban function aroused. The present condition of the area is more compact with high density apartments, hotels, commercial, offices and mixed functions. This depicts the improvement in more efficient utilization of the urban land from the land use point of view. But it has affected the environmental quality of the area as there are no open spaces and the proportion of buildup area that hinders percolation is very high. As a consequence, less water infiltrates the soil to recharge the underground table. Urban land could be used to run small scale urban farming. But currently no buildings on the site have even gardens. No trials were made to use the site for food production or to close the nutrient loop in the area by composting the organic matter from the wastes collected. Among the major issues employed to evaluate the sustainability of an area is, the issue of energy consumption and production pattern. In the E.C.A. Casanchis area, there is a mixture of different

functions for people to live, work and recreate in. This creates shorter journeys and encourages walking. The new neighborhood is also mixed development except that there are no walkways constructed yet.



Figure 15: the River near behind ECA. Photograph by the author

The new buildings are multistory blocks that have elevators. But concerning the household energy consumption, the main supply of electric power to the city as a whole comes from hydropower plants distributed from a central station developed by EEPSCO. No alternative energy production is tried though many studies indicated that there is very high amount of biomass that can be very good energy source in the country in general. Being in the tropics, the potential to utilize solar energy is very high too. Nothing has been tried in this direction. From the interview, one of the former official of the municipality mentioned that there was a pilot project to generate biogas in urban areas in Addis Ababa, but it failed for unknown reason. The other point that need be clear is, in the context of Addis Ababa, household energy consumption refers mainly to lighting and cooking. Due to the climatic condition of the country in general and the city in particular, space heating/cooling is not an issue in the action area.

During the site visit, the site has gentle slope suitable to collect surface water using gravity. Had it been considered during the neighborhood design, rainwater harvesting could have been possible. However, when the first proposal was rejected the site was further subdivided in to smaller plots and the site plan of each plot was done individually. Beyond that, the proposed open spaces have been compromised as mentioned already. Because of this, no effort for rain water harvesting is used.

When the housing condition of the demolished houses was evaluated, of the total housing units in the three *kebeles*, only about 19% were in a good condition and didn't need any maintenance or improvement. 41% of the houses were in a fair condition that needed minor maintenance and the remaining 40% were in a bad condition. The houses in the last category are qualified to be completely demolished and replaced (see table 1.10 in the appendix) (AACAWUDB, 1999). Here it is clear that more than 60% of the houses were not bad enough to be demolished according to the criteria by the city administration. Even for the rest, nearly 40% of the housing stock, to be in bad physical condition as presented above doesn't show the living standard of the residents. The possible explanation could be the result of the fact that 70% of the housing stock in the area is government owned. This is because, 1/ the monthly rent collected from those houses is very small to cover the maintenance cost needed for each house. 2/the residents are discouraged to invest on the houses due to lack of tenure security. 3/ the houses were made of wood-and-mud which can easily be dilapidated through time (Elias, 2008).



Figure 16: The first LDP proposed for the E.C.A. area. Look at the larger plot sizes, communal facilities, open spaces and parking lots

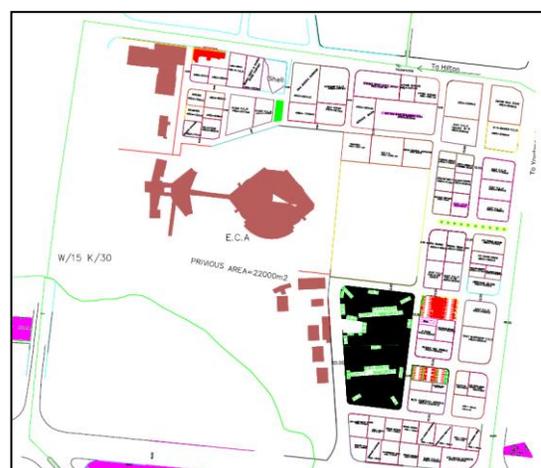


Figure 17: The second LDP proposed for the E.C.A. area. Look at the further subdivisions in to smaller plots. No open spaces, common facilities or parking lots

The other important indication of ownership of the housings is the minimum or absence of compensation during demolishing. *Kebele* tenants didn't have any right to ask for compensation or replacement as they didn't have ownership on the houses they lived in. That is why the city administration made the *kebele* houses the first priority for demolishing. But the absence of clear compensation regulation at the time and the unfair property valuation of the government on the basis of the construction material out of which the houses are built, have affected the owner residents negatively. Beyond that, the value of the location of the site being in the center was not taken in to account. This led some of the dwellers to deal with financially capable people illegally to transfer their land.

About the function of the houses, the table in the study by the municipality showed that 60% of the houses in the redeveloped area were functioning as residential units and around 6% of them were delivering mixed functions (AACAWUDB, 1999). Contrary to this, 55% of the respondents during the interview mentioned that they used to carry on different small scale income generating activities in their houses.

Likewise, various studies undertaken in the city of Addis Ababa proved that that the houses in inner city slums are multifunctional. However, those small scale livelihood activities in the dwellings are considered as 'informal' by the government. Therefore, the registered function of the houses might be residence even if variety of small scale, home-based, commercial activities also took place within. This becomes more important in female headed households as most of the female house hold heads are engaged in home-based small businesses. The redeveloped area in front of E.C.A. is not exception in this regard. But, due to the fact that the home-based livelihood activities are not registered, it is not taken in to consideration during the relocation. That means, the small businesses were not taken in to account at all. All the households were given with only residential houses in their new locations. Actually, in this particular project, even the legally registered commercial houses were not considered at all. Therefore, except those owner-occupiers who decide to remain on the site, the rest have got only residential units.

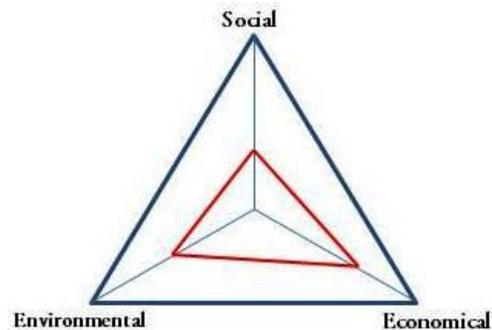
In general there is a dramatic change regarding the physical condition of the area. First of all, the small single-story wood-and-mud houses are completely replaced by multi-story concrete blocks. Secondly, the functional mixity is changed. Originally, as presented in the LDP study nearly 95% of the houses were residential in function. Whereas currently, the area is predominantly occupied by commercial buildings with some apartment blocks in the middle.

When assessed in terms of the three 'P' Sustainability Framework, from the primary and secondary data collected and presented above, the physical condition of the buildings on the area is tremendously improved. It has become more affluent as the waste collection and management after the redevelopment is much better than its previous condition. The energy for the area still comes from the EEPSCO and no trial has been made to use alternative energy sources. The consumption pattern of the new development is much higher instead, as the new blocks are multistory buildings with elevators and with better in-house facilities than the original condition. In addition the concentration and nature of the services and facilities included in the area demand more energy than the former situation did. In general, the environmental dimension showed relative improvement from the previous condition.

The social facilities in the area are not changed after the redevelopment. The original residents didn't participate during the redevelopment process. There are no playing areas, or spaces for socio-cultural group activities. Due to the relocation of the residents to different sites, the *iddirs* in the old neighborhood have disappeared. These shows the social dimension was more negatively affected in the project area.

Economically, the site is dominated by commercial buildings that generate more income for the new owners and more revenue for the municipality. The efficiency of the site, measured in terms of densification and insertion of urban functions with good financial return has shown more improvement. The construction process on the site is on progress. This has been creating temporary and permanent employment opportunity for many people. But, the livelihood of the former residents is affected by the intervention. In addition to their detachment from income generating activities and easy access to cheaper services and products, most of them have been imposed by unexpected travel time and transportation cost. Hence, economically there are

losers and winners in this particular project. The economic condition of the project area is better than its social and environmental conditions.



CASE 2:Kirkos *Kebele* 01/19 project (Abelos)

5.2.1. Background

Of the three cases presented in this paper *kebele* 01/19 redevelopment project is the smallest in scale. It is a small project aimed at provision of better housing for 32 households who have been on the area for decades. The site is located in Kirkos sub city *kebele* 01/09 particularly around the area popularly known as Olympia. It is found few hundreds of meters to the East of the way from stadium to Bole International Airport. The site is bounded by two stone-paved access roads connected to the main asphalt. It is through these roads the site can be accessed on foot or by car. Like many of the inner city neighborhoods, there were all kinds of informal livelihood activities before the redevelopment. But it was known to be predominantly a residential area surrounded by affluent neighborhoods unlike most of the slums in Addis Ababa.

Though there are affluent residences having their own compounds and private gardens around, this particular site is one of the areas known for its poor housing quality in the city of Addis Ababa. The demolished houses were all under the ownership of the *kebele* administration. They were built out of mud and wood that cannot last longer without regular maintenance. None of them have enough per capita floor space or room numbers to satisfy the spatial demand of the dwellers. Apart from the physical condition of the houses, there had been minimal access to infrastructures like sanitary and sewerage services. In some cases, the presence of multiple households in a single house had aggravated the problem in this regard. Such substandard physical condition of the built environment rationalized the motive of the *kebele* administrators to replace with livable houses. Therefore, the project was intended to improve the physical housing condition and to provide access to better services and utilities for the residents. The fact that the ownership of the houses belong to the *kebele*; the desire of the residents to get better housing; and the intention of the city administration to increase the density of old inner city areas both to enhance compact development and to change the image of the city are all appropriate conditions pushing towards the redevelopment of the area without doubt.

With all these in mind, the then *kebele* officials, particularly the then chairman of the *kebele*, took the initiative to facilitate the whole process of the redevelopment. Being the direct beneficiaries of the

intervention for better or worse, the first step was to inform and convince the dwellers. But it was not an easy task as they didn't have trust on the *kebele* administrators. Instead of accepting as representatives of the larger public, the residents considered the *kebele* as smallest tier of the government being in place to displace them from their locality. There was the aura of suspicion that they would be pushed away to the out skirts once removed from their neighborhood as has always been the case in other redevelopment areas in the city. As explained by all the informants interviewed, none of them were sure that they will acquire the chance to have one from the new condominiums to be built. According to an architect who wrote unpublished paper about the project, convincing the residents to reach consensus and develop trust on the *kebele* officials as well as the political instability of the country at the moment delayed the project for nearly two years. There were frequent public gatherings and informal discussions with *kebele* representatives to motivate the residents mobilize their resources and improve their savings to let the project happen (Addis Alem, 2009).

After employing all the effort, it became clear that it was difficult to cover the construction cost of the houses by the residents themselves. This is partly due to the skyrocketing prices of construction materials and mainly due to low financial capacity of the residents (Addis Alem, 2009). Most of the residents are from the low income group to the extent that few of them cannot even make a living on a daily basis. Once again, the *kebele* had to play the major role in looking for alternative financial sources to cover the cost. Local NGOs and private investors were approached by the *kebele* and their response was affirmative. Then agreement was signed between the financial assistants and the Sub-city to give it a legal ground. In such a way, the financial burden on the dwellers was relieved. The continuous effort of the government representatives to facilitate support from relief organizations and local investors was very crucial for the success of the project.



Figure 18: Condition of the houses before demolishing . Source: Addis Alem (2009)



Figure 19: The new condominiums photograph by the author

Coming to the process, the status-quo in other redevelopment projects in Addis Ababa was resettling the residents in to sites far from their long established place of residence to somewhere else, mostly to the periphery. Once the construction completed, the new houses would be distributed based on lottery system drawn among all the house seekers registered in the backlog. This particular project was the first of its kind as the former residents were resettled in temporary shelters on the site and finally became owners of the newly

built houses. The residents had been living there for decades. Some of them even inherited the houses from their parents and have been living there for their whole life. Hence they were embedded socially and emotionally with the material surrounding in the area. Taking this in to account, improving the physical condition of the built environment, while maintaining the existing web of social fabric intact is the special character of this particular project worth mentioning. This is something that deserves sharing to other similar activities in the city and also the major reason to take it as one of the cases in this particular thesis.

5.2.2. Data Presentation and Analysis

5.2.2.1. Social Data Presentation and Analysis

The data for this particular project is mainly based on the interviews and observation by the researcher. The socio-economic and demographic data available from the Sub-city is done at *woreda* level which is by far larger than the action area under consideration. Therefore, it is only used when applicable to the project and when needed to compare it with the primary data. The unpublished study paper by a researcher has also been referred to as it was the only study done on the project.

As already mentioned in the introduction, the project area was originally occupied by 32 households. All of the residents were low-income family *kebele* tenants most of which used to do very small businesses to win their daily bread in the area. The fact that the majority of the dwellers are female-headed families, as being clear during the interview and by the LDP study done at *woreda* level, has aggravated the problem. Because, it has a direct implication to the livelihood of the households affected by the urban redevelopment on the area.

Regarding, the urban infrastructure and distribution of social amenities, it has been surveyed by the LDP done at the *Woreda* level. But that didn't help to portray the real picture of the project area particularly as it is very small when compared to the total *woreda*. Therefore, the availability and accessibility of such amenities within walking distance from the site is inventoried during the field visit. The naming and explanation about the institutions presented here with is on the basis of the site visit. According to the informants and also approved during the field visit, the only health service closer to the site is Bete Zata clinic. It is a privately owned clinic and it is not affordable for the residents in the project area. Approximately 2 km away from the site is Casanchis health center. This is government owned health center that can be used by the residents of the area at most. These are the only health institutions pointed out even in the study for the LDP preparations of 17ha of land inhabited by 1440 population. Especially Casanchis health center serves large number of people from the neighboring *woreda* as well. However, according to the Neighborhood planning and design manual, there should be 1 health post for every 5,000 inhabitants and 1 health center for 25,000 inhabitants. (see table 2.2 in the appendix).

There are some educational facilities near the action area. One privately owned KG (Peter pan) and Abiyot Ermeja elementary school are the closest schools to the residents under study. Especially, the elementary school is located in a distance of not more than 150 meters from the site. But there are also one privately owned KG, Asay public school and Admas Health College in the near distance. However, the school fee in the private schools is a barrier for most of the residents in the case area not to send their children.

Tewodros public school, Urael elementary school and Mesrak goh secondary school are the other schools that could be used by the residents in the area. But the students from the area have to cross one of the major traffic routes running East to West as they are located few kilometers away from the site across the Megenagna-Stadium main road. When compared with the requirement in the Neighborhood Design and Planning Manual (see table 2.1 in the appendix), the distribution of schools are enough for the action area population. Regarding these social facilities, there is no much change in the area before and after the redevelopment. But still there is no serious problem in this regard and the area is convenient to maintain the human capital. It is also difficult to judge the distribution of social facilities in such small scale as the standard in the city is designed in the neighborhood level.

Various small shops and cafeterias and home-based business are there in the neighborhoods next to the case study area as was the case within the site before being redeveloped. There was no any open space appropriate to accommodate large number of people during social gatherings. The resident respondents were asked how they describe the suitability of their neighborhood for their living before the intervention. All of them have mentioned the shabby housing condition and the chronic shortage of infrastructural facilities that made the area inconvenient to live in. But, they also said they had very good social network as they share and support each other in good and bad times. The livelihoods of the residents were different but that was not a barrier not to have good interaction among each other. However, the situations are changed after the demolishing and replacement of the houses. The new condominiums are multi-family four story hollow concrete blocks. Each of them has clean houses connected to private electric and tap water meters. There is no need of sharing kitchen as some of them used to do before the intervention. They all have their own.



Figure 20: Abyot Ermeja Elementary School. Photograph by the author

The participant residents were asked about their participation in the redevelopment process. All the informants replied in more or less the same way. In this project, the residents were engaged from the beginning to the end of the project by the continuous effort of the *kebele* administrators. As Addis Alem mentioned and assured by the residents, coffee ceremonies, informal discussions and formal meetings were

carried on to convince them, to have common understanding about the project and to get their full commitment of the residents. But all of the residents participated in the research described that, their participation was more like consultation. Their role was to be informed about what was going to happen and how. According to them, whenever there was a difference in opinion between the governmental bodies and the residents, the final decision was always made by the government representatives. In line with this, Addis Alem also found out that their participation was minimal (*ibid.*). However, it is possible to say that the project is unique in this regard as the *kebele* officials were extremely dedicated to engage the community in the whole process (Addis Alem, 2009).

When asked if they were treated equally when the houses are distributed, all of the respondents assured that they have got equal opportunity to have their own permanent residence. Even those who cannot afford to make a living have got shelter in other places better than they had by the support from the local NGOs. The participant *kebele* official witnessed the same. From this point, it is possible to conclude that there was good public participation of the community on the intervention in the area. The participation of different stakeholders such as *kebele* officials, sub-city, local NGOs and private developers is the unique practice worth drawing from this particular project.

5.2.2.2. Economic Data Presentation and Analysis

Among the residents participated in this study. The LDP study of *woreda* 1 where the project area is a part shows that around 59% of the total population in the *woreda* has monthly income of more than 500 ETB. According to the study, about 62% of the residents have monthly income in the form of salary (LDP, 2003). This shows that the majority of the residents at *woreda* level were more of middle income. On the contrary, during the interview, the respondents were asked about their livelihood. 25% of them were pensioners, 25% private company employee and the 8.3% live by remittance. The rest do not have regular job to earn money permanently. The livelihood of about 42% of the respondents was based on home-based businesses which is impossible anymore in the new houses. The livelihood of the residents in the redeveloped area implies their inability to build their own houses in the context of Addis Ababa. Beyond that, the new housings are not designed in such a way that the residents can generate income. From this contradiction, it is visible that the percentages from the study at the *woreda* level are deceptive about the context of the action area as it doesn't show the real image of the area. This is due to the fact that the case area is like an island surrounded by affluent neighborhoods.

Ownership of all the houses in the study area is under the *kebele* administration. None of the original residents in the redeveloped area were owners of the houses they were living in. When compared with the ownership status at *woreda* level, the people in the project area are among the minority. The LDP study shows that privately owned houses are 56% of the total housing stock in the *woreda*. *Kebele* owned houses account only for 39%, and the rest 5% belong to the AARH. Still the above percentages underline the contrast between the action area and the rest of the *woreda*. The existence of *kebele* houses in the *woreda* is considered as appropriate condition for redevelopment as they are the main target for the current urban redevelopment trend (LDP, 2003). In the LDP study, this is explained as follow: "Since the action area is dominantly covered by privately owned houses thus, the existence of *kebele* houses in the action area has an opportunity to demolish and propose places for condominium houses and other social services." (*ibid.*)

As is common in almost all neighborhoods in the urban areas, there are traditional social institutions in the case study area. All the residents participated in this study are members of *iddir* and only 25% of them were participating in *iqub*. But the participation of the residents of the *woreda* in such community based organizations according to the LDP is as follow. 55.5% of the population participates only in *iddir*, about 16% participate both in *iddir* and *iqub*, nearly 9% of the population participates in *iqub* whereas about 20% have no participation both in *iddir* and *iqub* (LDP, 2003). These figures shows that the population in the redeveloped area actively involved in community based organizations. Their participation in *iddirs* is 100% as it is the most widely distributed in the city and accepted by the community as an insurance company among the poor. The disparity between the context in the action area and the *woreda* appeared here again. When seen from *woreda* level, the people in the study are the poor minority. Hence, the comparison between the specific area and the *woreda* shows the heterogeneity of the living standard and access to urban facilities within the *woreda*.

5.2.2.3. Environmental Data Presentation and Analysis

There were no many trees or green spaces in the redeveloped area before demolishing. There is no much improvement after the redevelopment either. As all the resident respondents explained, the area was too crowded to have such green spaces. The situation still pertains after the intervention except the fact that, those residents living on the ground floors have small sized gardens with beautiful flowers in front of their houses. The remaining open space is covered with gravels so as to make it appropriate for parking and pedestrian movement during rainy seasons. The open space is very comfortable for social gatherings when the need arises.

Waste management in the area is presented as follow. Solid waste is collected by waste pickers from each household twice a week. There were and still are solid wastes collecting tankers nearby to gather the waste until transported to the dumping sites by the municipal trucks. However there was serious problem concerning liquid waste management before the redevelopment. As all the residents remembered, when the surface drainage and sometimes the liquid from the latrines flow through open ditches, it was very stinky even to pass by. After the intervention, the toilets from each housing units are drained to the septic tank. The LDP study shows that about 60% of the houses in the *woreda* have private toilets. This didn't hold true in the redeveloped area as all of the informants have mentioned that none of them had private toilets. According to them, most of the dwellers used to utilize shared toilets that were unhygienic and unsafe. Regarding surface drainage, there are still open ditches to collect the drainage from the compound. They collect and drain the water from the area during rainy seasons. Therefore, they are not health hazards like the case before the intervention. This is very good improvement for the area. From this, it is clear that there is major change concerning the waste management in the area after the redevelopment.

The efficiency of the land is improved due to the intervention. From the LDP study, it is depicted that the density of the *woreda* in general is less than other in-city redevelopment areas. There were on average 17 houses per hectare. The main reason as made clear by the study was the high proportion of privately owned villas having their own compound in the *woreda* (LDP, 2003). Whereas in the redeveloped site, there were 32 households in small plot of land before the site was cleared and now the new condominiums

accommodated 70 households (see figure 18 in the appendix). This tells two different things. The first is the disparity in density between the project area and the larger context (*woreda*) as seen in the social context. The second point is, there is an increase in density on the redevelopment project. This in turn implies the improvement in efficiency of the urban land. But there is no any change concerning the function of the houses. The whole area is occupied by residential units both before and after the redevelopment. The other major change visible that was not there before the intervention is the presence of open spaces as described in the previous paragraph. It is surfaced with rubble stones which are good to allow water percolation and ground water recharge. However, the open space is dedicated to car parking with no concern to urban farming, communal garden or any other green infrastructure.

Finally, the respondents were asked their opinion about their satisfaction and dissatisfaction in the redevelopment of their neighborhood. During the interview, all the respondents believe that there is enormous improvement of the physical condition of the new houses and the compound in general. The condominiums are designed to provide a standard housing greatly superior to the wood-and-mud houses they replaced. The respondent dwellers are all happy to have clean houses, with their own kitchen and flush toilets. Only one respondent complained about the construction quality since there are lots of cracks on the walls and the drainage problem in his bath room. In addition to the substantial change in terms of per capita floor space and dwellings equipped with modern kitchen and flush toilet, most of the respondents (75%) pointed out that it has multifaceted financial implication due to the tenure security they got. They have observed that they can improve their livelihood either by renting or selling the houses. Once finishing the full price, they can also get money to start business by using their houses as collateral. They said that they have begun to live a stable life without any threat of withdrawal or relocation.

It was obvious that the housing condition on that particular site has been dramatically improved. But the respondents were also questioned if there is anything else, other than the physical change, they were satisfied about. For 87.5% of the respondents, the main reason for their satisfaction was the financial arrangement with governmental banks to enable them pay with long maturity period and the tenure security they will have eventually. This tells that the residents seem to understand the effort of the local government to empower citizens under their *kebele* jurisdiction by improving the living condition and the livelihood. One of the respondents said,

"I am very happy for being an owner of a house more than any thing that ever happened to me. Now I have nothing to worry about. I am going to leave my children with an asset. They won't be in trouble even if I pass. They can live and work here or they can pawn it for money when the need arises."

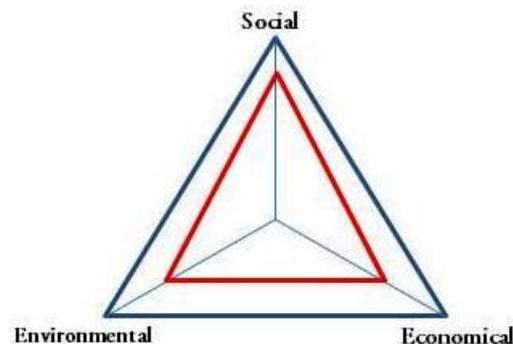
One respondent mentioned her new kitchen as a source of satisfaction. She used to share unhygienic small kitchen with other families since she didn't have one to herself. Now she is happy she has her own. Of all the respondents, only one of them mentioned her dissatisfaction of being on the fourth floor. Going up and down the stairs carrying staffs is not comfortable to her. The same complaint was described in Addis Alem's study. But in general most of them are happy and satisfied by the improvement.

Coming to the energy consumption, there is nothing special about this site. All the households gain electricity from Ethiopia Electric Power Corporation (EEPCCO). There is no any trial to make use of small-scale alternative energy in the area. However, their consumption pattern is changed in a sense that they have more than one room each with their own bulbs. But this was not the case in their old houses as they got used to share rooms and sometimes bulbs. Most of the demolished houses were also single room.

There is a tremendous change in the quality of the physical environment. The demolished houses were all made of wood and mud and they were physically obsolete. They lack basic facilities too. But the percentage of such poor standard houses in the *woreda* was much smaller than the good standard houses. It is said that about 79 % of the housing units in the total *woreda* are with cement screed floor. But this figure is against the fact in the study area.

When analyzed in terms of the three 'P's Sustainability Framework, the case of kirkos *kebele* 01/19. This particular project showed an improvement in the physical condition of the living environment for the residents. The new housings are out of hollow concrete blocks and the site in general is safe and hygienic to live in. The sanitation of the area and the drainage lines, the fence to safe guard the residents and the presence of open space in front of the new blocks that can be used for various social events whenever necessary are among the major changes visible on the site. Similarly, there is progressive change in the economic aspect of the area. The land has been used more efficiently as the density of the area is more than doubled. Beyond that the long term and short term livelihood of the residents is improved. This is because, the new houses generate monthly income when renting out as some of the dwellers have been doing already. They have got long term credit with low interest rate from financial institutions too. Making use of the credit, the poor residents that have been on the site originally have become owners of a house. This is very important asset that has not only economic but also social and psychological implication.

Coming to the social dimension, there is no any change regarding access to basic social facilities like schools and health institutions. But the residents participated in the redevelopment process from the beginning. More importantly, the social fabric among the neighbors of the original residents is maintained and their *iddirs* and *iqubs* are still intact. This shows that the social aspect of the Kirkos 01/19 redevelopment project is much better than the previous case. Therefore, all the three dimensions have better improvement from the original condition of the site. Relatively the social dimension is better than the rest two and this makes the case special unlike the other two.



CASE 3: Lideta Kebele 07/14

5.3.1. Background

Lideta *kebele* 07/14 is part of the Sengatera-Firdbet redevelopment project. The site is about 26 hectares and was inhabited by 4,499 people. It is located in Lideta sub-city in front of Lideta St. Mary church. The site is quadrilateral in shape and surrounded by asphalted roads in all sides. There were two asphalted secondary roads and few more stone paved access roads crossing the site from East to West, too. However, most of the houses in the interior of the neighborhood can hardly be accessed with vehicles as it was very congested. The site is located in the immediate vicinity of main city center and very close to Mercato which is the largest market in the capital. There is another small open market, *Gullit*, in front of the St. Mary church. Because of this, the site has been ideal place for economically weak section of the community whose life is based on the small business as the markets serve as a source of livelihood for households running such small businesses. The market is also a place where the poor get everything in affordable price.



Figure 21: location map of Lideta *Kebele* 07/14 redevelopment area

Most of the houses in the area are single story wood and mud houses the physical condition of which is highly dilapidated. As most of the inner city slums, the physical condition of the houses has to do with the issue of ownership. According to the study done by the sub city, around 80% of the housing stalk in the area is owned by the *kebele* and the tenants are either incapable or less motivated to make proper maintenance on regular basis. The extremely low rent collected from each houses is not enough to keep the houses in good condition. However, even though their proportion is very small as compared to the *kebele* owned houses, there were few private villas that were in good physical condition.

Before the area was cleared off, there were various activities taking place. The houses facing the streets were mostly commercial. Café's, shops, garages, and restaurants and various shops were situated. The core was predominantly occupied by residential units with some of them running home-based small businesses. There were few narrow access roads surfaced with stones. But most of the houses in the central part couldn't be accessed easily. This makes the central area not livable as there was infrastructural problem and hygienic problem in addition to the poor housings. Concerning the connectivity of the action area, it has direct access to public transport in all directions.

5.3.2. Data Presentation and Analysis

5.3.2.1. Social Data Presentation and Analysis

In 2009, Addis Ababa Urban Plan and Information Institute (AAUPII) has under gone a revision study on selected area of Sengatera-Firdbet local development plans. The study was carried on using door-to-door survey to collect reliable data. According to the study, there were a total of 4,499 residents in the area with an average family size of 5 people in each household (AAUPII, 2009).



Figure 22: pictures showing the condition of the houses before demolishing. Photograph by Imam Mohammed



Figure 23: pictures of the site during demolishing. Photograph by Imam Mohammed

The site is privileged with the availability of necessary social services and facilities nearby. Three of the largest health institutions in the country (Dejach Balcha Hospital, Police Hospital and Black Lion Hospital), not to mention various private health institutions, are found in the walking distance from the area. Concerning educational facilities Balcha Abanefso preparatory school, Tesfa Kokeb elementary school, School of Americana, Ethiopian Institute of Architecture Building construction and City development, St. Mary University College, are few among many others. The study has showed that most of the residents have attended to Secondary and Tertiary education level. The survey has shown that 29 % of the population has a secondary level of education. Close to 38% of them have reached to the tertiary level (see table 3.1 in the appendix) (ibid.).

Regarding their participation in the redevelopment project, the survey by AAUPII showed the willingness and cooperation of the majority in the renewal process. According to the study, 87% of the target populations were willing to participate in the renewal process (See table 3.2 in the appendix). Those who were willing to participate in the renewal process were again asked to express their preference to the type of condominium houses they opted for by taking in to account their financial capacity and family size. In response, the majority (44%) preferred two bed room type, 37% one bed room type and about 18% opted for three bed room type and 1% preferred other (non-condo) type of houses. The residents were also asked their choice for temporary resettlement during the redevelopment scheme until they get their permanent residence. Consequently, 95.4% expressed their willingness to temporarily settle in the publicly provided temporary shelters (ibid.).

During the field visit, it has been clear that the residents in the area being redeveloped have been participating in the whole process since the beginning. Before the implementation, they were introduced about the project. There were frequent meetings and discussions to reach an agreement. According to the head of the land development bank and urban redevelopment project office of Lideta Sub city, the motive comes from the continuous request of the population to redevelop the site. In line with the specification guide developed by Compensation Valuation and Replacement Directives (2002), the representatives of the residents have been established to ensure the involvement of them in the decision making process. Since then, elected representatives of the community according to their tenure status have got their own office both in *Kebele* and sub-city level. But the role of representatives is restricted to observation (see tables 3.3-3.5) (ibid.). As the informant said, if the community has any complaint about the project, the representatives have the right to go the person in charge without even a pre-notice. They can do so in all hierarchical organization of the city administration until the problem is resolved. The chairperson of the elected representatives is also member of the executive committee that has the highest power on the project implementation.

On the other hand, the respondent residents of this research don't agree with his saying. According to them, they had been introduced about the project by the government officials and they don't believe that the motive came from the community. 70% of the respondents said they were first introduced with the idea from the *kebele* and municipal administrations. 25% of them didn't know where it comes from but they also did not believe the initiative came from the community side. And the rest didn't comment on it. Regarding the population pressure, from the current development dynamics of the city, it has been clear that the pressure is

from the private developers. To assure this, the plots facing the main roads are sold out for such developers on lease basis. However, they all have agreed that there were frequent meetings and discussions as said already. They have also assured that committees have been elected and are working in their office. As being clear in the interviews, there were strong arguments from the residents' side not to leave the area at the beginning. Even if the redevelopment is inevitable, they wanted to re occupy the condominiums to be built in the area. But they didn't have any leverage to bargain with the government due to various legal and factors. First of all, it is specifically mentioned in the constitution that land belongs to the government. Compensation valuation and Replacement Directives (2002) also briefed the possibility of expropriation of land for public use if an area is earmarked for such public purposes. The other factor is, most of the residents are *kebele* tenants and they don't have any legal ground to resist. In spite of all, the residents couldn't comply with the LDP prepared for the area and the sky rocketing construction price. Even though the community didn't agree to leave the place voluntarily at the beginning, the respondents believe that the frequent meetings with governmental bodies have helped them to have more information about their good future and they were convinced they would benefit eventually. One respondent who gets condominium in kolfe-keranyo sub-city said:

"I and my family used to live in a kebele house. The land also belongs to the government. Even if I want to stay on the site, I have no right to say no. beyond that I am owner of a house now. When I see the current housing price in the Addis Ababa, I never thought of having my own house of this kind. I am happy"

During the interview, it has been clear that the residents who are registered in the respective *kebele* had been treated depending on their tenure status and the financial capacity. The housing strategy arranged by the sub-city was based on the tenure status of the dwellers, their preference and paying capacity. During the housing process, it has been tried to accommodate all interests if possible in Lideta sub-city, or in the neighboring sub cities as much as possible so as to minimize the shock on the socio-economic condition of the residents. The *kebele* or RHA tenants had two options to choose from. Those who could pay the advance payment have got condominium of their choice most of which are located far away from the center. While the rest, who couldn't afford paying for the condominiums have got another *kebele* houses which is compatible with the houses they had been living in. Owner residents have got either condominium houses or plot of land in replacement and compensation of their property. In addition, those who took plot of land and compensation have been given with some fixed amount of money for one year housing rent. The ones who preferred to build on the area according to the LDP were allowed to build as per the standard. However, the size and location of land given to them was specified by the sub-city irrespective of the size of their own. All of the above mentioned strategies took place as per the guidelines specified in the Compensation valuation and Replacement Directives (2002).

The residents were asked if they got a condominium of their choice. As their reply, all of them have got what they asked for. And they are all happy about the quality of the new houses as compared to the demolished ones. When they were queried their general opinion about the redevelopment of the site, they are all positive about it. They are happy to see the new development coming up very fast. 75% of the informants said that it is very good to see the city being improved like the current condition. But most of them also

confessed that they were not happy to leave the place at the beginning. 20% of them didn't comment on it. The same fact has been explained by the respondent from the sub-city participated in the research:

“We don't know most of the residents personally. But they do recognize us very well. Whenever they meet us even out of the office, they always praise us for what is being done. They are satisfied about the change in the area.”

It was not an easy task to convince the people to leave the area they occupy for years. But in this particular redevelopment project, being owner of a house and tenure security has been tradeoff for any site specific advantages and it was used as a leverage to convince the residents. Having a house is considered as having the most reliable asset than just having a shelter. It is a means of security at any times of crisis, a representation to show the status of the owner in a society and a source of pride.



Figure 24: the current status of the area (under construction).

By the same survey done by AAUPII (2009), the participation of the former residents in indigenous voluntary social institutions was recorded. The result shows that, of the total population in the redeveloped site, 83% of them participate in *iddirs*. This depicts that the community had strong social capital that could guarantee at times of crisis. However this social fabric has been dismantled because of the relocation of the members of the institutions to various places with in the city. As the respondents during the interviews made clear, none of them still have joined the *iddirs* in their new residents. They feel insecure for losing the mutual care and support in their *iddirs* if something bad happened to them. This depicts the psychological impact of the social detachment from their long established networks. It has also economic impact as they were beneficiaries in different life situations. Maintaining the social cohesion, therefore, contributes to the psychological and economic benefit of the poor in slum areas.

5.3.2.2. Economic Data Presentation and Analysis

The livelihood of the residents of Lideta *kebel* 07/14 redevelopment site before the intervention is presented as follow. The AAUPII (2009) survey has revealed the existence of high level of unemployment in the area (28%). Of the totally enumerated households, 39.5% of household heads were found to be either housewives or unemployed household heads. Of those household heads that have jobs, 19 % were government employees, 13.5% were private sector employees, 12.5% were self-employed, about 5% were

formal businessmen, about 6% were NGO employees and nearly 4% were informal sector operators (see table 3.6 in the appendix). In the survey, the reason for the presence of high unemployment in the area is described to be the lack of job opportunity. However, as many studies show, there are lots of informal small scale livelihood activities in slum areas invisible to the governmental bodies. Since such income earning activities are considered as ‘informal’, they couldn’t be captured by surveys like the one referred to.



Figure 25: Balcha Hospital Russian Red Cross

Photograph by the author



Figure 26: Police Hospital

Photograph by the author

Related to this, the informants of this study who were *kebele* tenants and still prefer to remain so, mentioned that they are facing difficulty in earning income like they got used to before the relocation. According to their explanation, even though they are still living in similar old neighborhoods, the consumers of their products/services do not come to their new location. It is possible that they might lose their opportunity to continue income generation activities they had been doing prior to the relocation. However, this may not be permanent problem and they might come on the same truck after a while. One-third of *kebele* tenants moved to condominiums have the same complaint about detachment from livelihood activities as well. In addition, this group mentioned the monthly fee for the condominiums as well as for utility companies to be additional burden imposed on them after the relocation. This could be a reflection of the incompatibility of the new houses with the lifestyle of the residents.

The survey also presented the home-to-work place distance as the majority (51%) were found to work by going more than 10 minutes using motorized transport mode. About 33% either work in their home or their work place is near their home (see table 3.7 in the appendix). The interview during the field visit showed that the redevelopment induced livelihood problems and more travel distance on the residents differently. The livelihood of 40% of the respondents, who were living in *kebele* houses and now transferred to condominiums, was related to the redeveloped area which is impossible any more. This is mainly because the new location is not as vibrant as their former neighborhood. Hence, either they had to sub rent some place in *Mercato* or they had to change their work. But the first is not an option since it is more expensive and farther from their current residence. 10% of the residents have sold out their new house and went back to other areas close to *Mercato*. 10% of the respondents mentioned the extra time and transportation cost as a big problem. Only one of them is happy in this regard. Her new house is closer to her work place than the previous location. Another interviewee, who is a broker used to sit in one of the demolished café’s. He said it

is always good to have a specific location so that his clients can find him easily. Though most of the things are done by phone, both car buyers and sellers used to come to that cafeteria to meet him. He used to have lunch in his house every day. Now he has to drive at least two round trips to and from home every day. He is not happy about the traffic hustle and the fuel cost. Or else he has to get his lunch in hotels and restaurants which again are more expensive. In general, from the interview, it became clear that the majority of residents have been experiencing discomfort from livelihood shock and extra time & financial cost imposed up on them due to the relocation following the redevelopment.

According to the survey, around 56% of the households' monthly income was reported to be less than 750 ETB. Close to 29% of the households earn between 751 ETB and 1,500 ETB and the remaining 16% earn above 1,500 ETB. Salary was found to be the leading source of income for the households on the area (59.5%) (see table 3.8 in the appendix). It could be considered as an opportunity especially in organizing the population to condominium houses according to their income level. The participant households were also queried to disclose the amount of capital they could pull at once to own the condos. Accordingly, 24% either didn't respond or did not have any capital to invest. Of those who responded they could raise, 58% unveiled they could bring up to 10,000 birr and close to 23% had a capacity to generate 10,000-20,000 ETB at once (see table 3.8 in the appendix). Those who reported that they could mobilize between 20,000-45,000 ETB were only 14% and near to 6% said they could generate above ETB 150,000. More than 80% could not afford an initial capital below ETB 20,000 which is not adequate enough even to cover the down payment for studio houses in the current construction prices (AAUPII, 2009). This clearly showed that the original residents of the area were not financially capable to participate in the redevelopment according to the LDP.

Regarding savings, 72% of the households reported that they do not have any kind of savings. Among those who have savings, about 27% save in banks and the remaining save in Saving and Credit Associations, and also use *iqubs* (informal savings). The indicated figures plainly portrayed that how the income level of the residents was notably small that it could be a challenge to allow them in the transformation process. However, it is difficult to generalize about their saving behavior. This is because; many residents use the informal saving institutions than the banks. 35% of the interviewees are members of *iqubs*. But, the amount of money the *iqubs* operate could be very large depending on the number of member residents, the frequency, and the amount of monthly contribution collected from each member. This implies that the financial capacity of the residents was not promising to cover the construction cost of the houses. In line with this, 50% of the respondents during the field trip mentioned they couldn't have been able to build their houses had it not been by the credit facilities arranged by the government.

The other main point that needs emphasis is the effort of the sub-city to improve the financial capacity of the former residents of the redeveloped site. As the head of Land Development Urban Renewal Project Office of the sub-city described, unlike the predecessor projects, it has been tried to organize some of the low-income residents in MSEs. These residents have got training and were given work opportunity. During site clearing, the construction materials from demolished public houses were sold to them in cheaper price so that they could get profit out of it. This is very good experience to solve the financial problem of the poor dwellers. But the beneficiaries are very small portions as compared to the people in need.

As per the conducted survey, 65% of the houses in the area were public owned (*kebele* or RHA), 34% privately owned and the remaining 1.5% of the houses did not have ownership information (ibid). This is one of the favorable conditions for urban redevelopment. Because one of the driving force of redevelopment in the city is improvement of the physical condition of the houses. Beyond that, the need for compensation is minimal.

Functionally, of the entire houses, 98% were used for residential purposes and the remaining 2% were used either for mixed use or other functions. But this is in contradiction with the interviews during the field trip. 40% of the informants mentioned that they had been running small business in their homes. All of them also knew someone who had been doing the same. This indicates that the percentage of houses used for mixed use functions might be higher than the above figure. However, there is a high probability that those non-residential functions might not be registered officially as they are mostly recognized to be 'informal'.

5.3.2.3. Environmental Data Presentation and Analysis

As many of slum areas in the city, Lideta *kebele* 07/14 lacked basic services, open spaces and green infrastructure. There was only one playing field to the North of the site being redeveloped. But it was not safe for children as a portion of it was serving as waste dumping site for the containers on the site were not emptied on time. Power supply for the area comes from the EEPSCO like the rest of the city. Regarding waste, solid waste was collected door to door by waste pickers as is the case in the other neighborhoods. Whereas there was problem concerning liquid waste in the old neighborhood. Some of the ditches, especially the closed ditches when clogged with solid things, used to burst out. It was a big health problem due to its bad smell around the area. However now, the new development is connected to the municipal system and the problem is resolved. But in general, sanitary wise the area was not comfortable to live in. The new development which is still in progress is expected to be superior to the cleared slum when completed.

Like the previous two cases, the respondents during the field visit would like to have green infrastructure in and around their living environment. But they didn't have access in the demolished sites as it was crowded. In the new neighborhood design (though still on progress), there are many changes proposed. According to the consultants worked on the neighborhood design, they organized the neighborhood in three different hierarchical scales using the creation of 'mini community' as a concept. The mini community, sub neighborhood and neighborhood are the three hierarchical organizations. In all the three scales, they have incorporated various solutions to address the three pillars of sustainability.

One mini-community occupies 125-150 households. The functional mixity is organized in such a way that living, working and recreational activities are included with in that mini-community. Green space, open space, social services, parking lots, walkways, and waste bin are all part of each mini-community. Hence, all the life supporting activities for the mini-community would be available at their disposal. The sub-neighborhood is a combination of mini-communities with some facilities that need be shared in common. Similarly the sub-neighborhood has included all services and facilities necessary at the sub-neighborhood level. By doing so, the residents will be able to fulfill their interest without traveling long. This also encourages them to invest their resources within the neighborhood. Apart from the social facilities, there are playing

fields, communal facilities, and local administration centers to facilitate the social cohesion of the area. The practitioners have also explained about accessibility and connectivity. The residential and commercial units are accessed separately to insure the safety and privacy of the residents. The commercial units are facing the main streets so that the people from the surrounding neighborhood or any passersby can consume the product or service. In this way, the commercial units can be an interface for the interaction of the residents with people outside of their community too. The access to the residential units is from the back side.

Environmentally, the green spaces are designed in such a way that there will be connectivity to protect the biodiversity and ecological health of the area. The possibility of water harvesting and ground water recharge has been well thought about. The designers wanted the area to be a pleasant living, working and recreational place for the dwellers. In order to encourage pedestrianization, through traffic has been avoided and the roads are designed with walkways separated by green on each side of the roads. The parking lots are located separately to keep the vehicles away from intruding to the green areas and playing fields of each mini-community. This makes the new neighborhood safe for pedestrian in the area. According to the professionals, the residents would have a chance to generate income from the neighborhood as there are employment opportunities.

This project is the first of its kind as the condominiums are up to 8 stories (G+7). It could be necessary to use elevators. But it is believed that the blocks are walk-ups. If there is a need to install elevators, extra cost would be incurred on the residents to cover the energy needed. But the utilization of renewal energy has also been explored as an option for the first time. Solar panels on the roofs of the buildings have been recommended by the professionals. Since it was not accepted by the officials, they have tried to consider the future possibility to utilize solar panels during electric line installation. The other unique experience from this case study area is the building materials from the demolished houses are sold to people organized in MSEs to allow the reusability in other places. Even though transportation of the material needs energy, it is still one of the best practices. It is also an efficient utilization of the resource of the country.

From this case, it is possible to see the promising motivation of the emergence of futuristic professional practitioners to break the usual trend in a positive sense. Neighborhood design and LDP of an area, if done by ambitious consultants, is a good attempt to achieve sustainability. However the importance of compatible bureaucracy and political system is the key for successful implementation. But it is obvious that sustainability can never be attained at local level as everything is interconnected up to the global scale. Duplicating the successful attempts in to other similar projects could speed up the journey to attain sustainability.

As per the survey by AAUPII (2009), the great majority of the houses were single story. The pictures depicting the condition of the site before the clearance (figure 22) can witness the small houses spread all over the site. With regard to number of rooms in the house, 25% had one room, 39% had two rooms, 19% were three roomed, 9% had four rooms and 5% were five roomed. About 2% of the houses had more than 5 rooms. The average family size in the area is 5. But 64% of the houses have one or two rooms. That means the floor area of the majority of the houses is not adequate to satisfy the functional and psychological demand

of the dwellers. This could be another reason to legitimize the demolishing of those old small houses. The new condominium houses delivered to the residents are by far better than the demolished houses in this respect. The spatial and material qualities of the houses and the exterior space surrounding the blocks are of superior than the small wood-mud houses and overcrowded neighborhoods. The efficiency of the land use is also improved. According to the practitioners who design the neighborhood, it has become possible to accommodate more residents than the original density. In addition, more land facing the streets are allocated to commercial and mixed activities. According to the practitioners who design the neighborhood, it has become to accommodate more residents than the original density. More commercial and mixed functions are also incorporated on the plots facing the streets. Hence, more revenue can be collected from the area than it was before the redevelopment.

In Lideta *kebele* 07/14, the original residents of the area were participating in the process with frequent public meetings. It helped to develop understanding public understanding and to end up with a solution that accommodates the demand of all stakeholders. Unlike the previous two cases, in Lideta *kebele* 07/14 redevelopment project, the ‘Compensation, Valuation and Replacement Directive’ was employed. This helped to make relocation, compensation and replacement to the original dwellers in uniform and organized manner. In order to insure this, representatives from *kebele* and RHA tenants and from owner occupiers have been involving in the process.

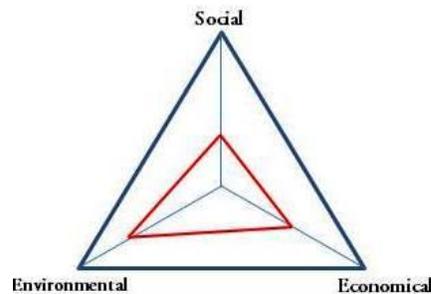


Figure 27: the future development proposed. Source PACE Consulting Architects and Engineers PLC.

The site has easy access to necessary social facilities within the reach of the residents. This makes the area convenient for the development of healthy, educated, skilled and productive human capital that contributed to the national growth policy. In this regard, the Lideta *Kebele* 07/14 is better than the previous two cases. The situation will be even more improved in the future as more new social amenities and communal facilities are included in the proposed neighborhood design which has been under execution since 2010. But the social ties and the *Iddirs* formed by the residents are disintegrated due to the redevelopment.

The data collected from the action area revealed that there is a tremendous improvement in the physical condition of the site. The material and spatial quality of the houses; availability of basic services, open spaces and green spaces; waste collection and management system; and the visual appearance of the action area has been improved. The environmental change in this case is better than its previous condition.

The urban land efficiency and the economic activity of the area are improved due to the rise in density and the allocation of businesses in the new development. Giving the opportunity for the residents organized in MSEs to generate income from the demolishing of houses was a good start though it was very small as compared to the people in need. In addition, like the case of kirkos *kebele* 01/19, the residents were beneficiaries of credit facilities with long term maturity in low interest rate. Moreover, all the residents have got houses of their choice depending on their tenure status and financial capacity. However, the relocates have experienced different challenges ranging from extra transport and living cost to livelihood shocks. Especially the low-income residents who still live in *kebele* houses are separated from their income generation activities. The economic activity on the new development is also more than its situation before the intervention.



5.4. Findings:

1/ The development agenda of the Federal Democratic Republic of Ethiopia has been poverty eradication and maintaining sustainable development. But poverty is a complex phenomenon that has multiple dimensions, that needs a holistic approach that addresses the social, economic and environmental aspects of development. In line with this, the policies incorporate the three dimensions of sustainability with varied inclination. The consecutive policies since 2002 show principles and directions to expand the infrastructure and services in the country. Environmental components like waste management, industrial pollution control, protection of the ozone layer, climate change, protecting desertification are all parts of the policies and proclamations. However, the most widely emphasized and persistently highlighted focus has been on economic growth. Even the environmental and social measures are geared in terms of their economic contribution. The implementation of urban redevelopment projects in Addis Ababa, as witnessed in the cases discussed in this study depicts the same imbalance of attention among the three components of sustainable development.

2/ The urban redevelopment in Addis Ababa as demonstrated in the case studies is mainly focused on improving the physical condition of the living environment, changing the image of the city. The newly built concrete blocks have better physical environmental quality than the small houses demolished. The residents' access to improved infrastructure and services is improved. The density and/or the functional mixity of the redeveloped sites have increased dramatically. As a consequence, the municipality generates more income from the redeveloped sites than it was before.

3/ Urban redevelopment in Addis Ababa has introduced various positive changes in the old neighborhoods of the central part of the city and the lives of the residents.

- The access to infrastructure and social services in older inner city neighborhoods has improved.
- More 'formal' businesses by private developers are introduced with the redevelopment projects
- Many urban residents who were tenants have become owners of houses
- Livelihood opportunity for limited number of the urban poor has been created.

But, from the case studies presented and analyzed in this study, the urban redevelopment process in the city has ignored the following points.

- The social network in the older neighborhoods and the traditional social institutions that were operational in those areas has disappeared.
- The possibility of utilization of decentralized environmental friendly energy sources; the provision of green infrastructure, which is useful for the creation of comfortable urban climate, food, water purification is compromised.

PART-III: Discussion, Conclusion and Recommendation

CHAPTER 6. Discussion, Conclusion and Recommendation

6.1. Discussion

Sustainability is complex subject that deals about the fulfillment of the social, economic demands for the survival and wellbeing of the present and future generation. These demands are directly or indirectly dependent on the environment. Therefore, sustainability is about making sure that the social, economic and environmental requirements of human beings are continuously satisfied. The interaction between these three dimensions (popularly known as people, planet and profit) is more intense in urban areas as cities are places where the concentrations of socio-economic activities run by drawing materials and resources from wider hinterland (Odum, 1989; Huang, *et al.* 1998). In return, cities release the waste from the activities and process to their surrounding rural ecosystem. These double chords make cities key points to address sustainability at national and global scale. Cities are also places where the future rapid population growth is predicted to be situated in. Especially cities in developing countries are expected to absorb the majority of the population growth about to come. Because of this, lots of countries and municipalities have developed their own local agenda 21 to attain sustainability at local level with the intention that the cumulative will contribute the global concern.

Ethiopia is one of the rapidly urbanizing developing countries having annual urbanization rate of about 5%. Addis Ababa inhabits about 4 million people that approximates one third of the urban population in the country in general. It will continue to be the biggest urban center by attracting up to 120,000 people on yearly basis only from net emigration (UN-Habitat, 2007). The city is opting towards sustainability and poverty reduction which are also the main development agenda of the country. But its complexity and the intertwining of the three components each other calls for holistic approach that addresses all the three aspects in integrated manner (Birds, 2004). Similarly, poverty is a complex phenomenon that depends up on the social, economic, political, environmental factors and their interaction on the well being of the poor. The assets, strategies & outcomes the poor have are highly dependent on these factors. Hence, fighting poverty needs a comprehensive and holistic solution too.

About 80% of the Addis Ababa mainly at the core is considered to be slums that suffer from poverty due to lack of basic services and infrastructure; clean living and working environment; and unemployment (Elias, 2008). The city administration is working on improving the condition of slums using different strategies by involving governmental, non-governmental and community based organizations. One of the major strategies being in place is urban redevelopment. However, the current urban redevelopment process in Addis Ababa is not holistic enough to carry out successfully to the desired end of poverty eradication or sustainable development. This study demonstrated many positive influences on the general image of the city and on lives of millions. But the study also pointed out things that need be improved.

6.1.1. Urban Redevelopment Induced Changes

The main development agenda of the FDRE is poverty reduction and sustainable development. The development policies of the government include the economic social and environmental components of the

strategies. But the major focus is on fast economic growth. It is consistently highlighted in the SDPR, PASDEP and GTP. In all documents more detailed directives and guidelines to facilitate the economic growth are presented. The role of the private sector in creating employment opportunity is believed to have a trickle-down and diffusion effect to help the urban poor out of poverty. This report argues that urban redevelopment is very good opportunity to address the agenda holistically in a piece meal as opposed to nation-wide or sectoral focused development efforts. Because it is possible to undergo an integrated approach of poverty alleviation and sustainable development in urban redevelopment projects in spatially limited areas. It is easier to mobilize the community to invest the resources available and to manage and control in fine scale. This allows participation and helps to develop sense of belongingness in the local community. It enabled and motivated the residents to develop their environment. As World Bank's environmental strategy to 'help people help themselves and their environment' (World Bank 2001a). The impact of any intervention in such local scale has direct reflection on the immediate livelihood of the residents. The fact that redevelopment has been taking place in slums characterized by poverty makes the local focus more ideal to fight poverty.

The city administration of Addis Ababa wanted to change the old inner-city slums in to more efficient, modern beautiful urban centre. The results of the interventions as seen in the case studies show that the major focus is on improving the physical environment of the redeveloped sites. The typical features characterizing the slums is lack of vehicular access, enough natural light and ventilation, open spaces, and lack or absence of infrastructure and utility lines. This situation is improved dramatically as the new buildings being in place are by far better than the small houses on the redeveloped sites before the intervention. They are well equipped with necessary utility lines and facilities. The accessibility and connectivity of the sites are improved as both pedestrian and vehicular accesses within the sites and connecting with the rest of the city are designed. There is enough provision of common facilities, open spaces for parking and socio-cultural activities are incorporated in the neighborhood designs of the redevelopment projects. Solid and liquid waste collections and management problems are resolved. This change has direct implication on capacity building for the residents as it contributes to their wellbeing and productivity. Therefore, the city administrations plan to create modern urban centers is in progress.

Urban redevelopment in Addis Ababa shows the same economic improvement in addition to the change in the physical environment. The economic efficiency of the urban land is improved due to redevelopment. The density of redeveloped sites is higher than their former situations. More businesses are attracted to the redevelopment areas. Such emphasis on the economic development of urban land is fuelled by high pressure from the businesses and companies. The well serviced and accessible prime central lands have been occupied by the slums. The private sector has strong interest in such lands as they are ideal to make profit. Because of this the plots facing the streets in redevelopment projects are leased to private developers (not in the case of *kirkos* 01/19). This was more critical in the case of ECA area redevelopment project. The project was planned when Ethiopia was under command economy. The implementation began after the free market policy was put in place by the new government. As a result, the whole area was leased out for developers on auction basis. This helps the municipality to generate more revenue. It might create limited

jobs for some portion of the unemployed too but the effect is not compatible with the demand. Even if the assumption is to give employment for the majority of the economically disadvantaged, poverty is multifaceted and it needs multiple (both income and non-income) mechanisms. Effective poverty reduction needs to make portfolio of assets and opportunities available for the poor that enhance their resilience in different conditions. Therefore, the urban redevelopment in Addis Ababa is not holistic enough to solve the problem.

6.1.2. Environment and Poverty Reduction

Ethiopia is among the developing countries where there is acute shortage of financial resource, it is reasonable to aspire for rapid economic growth. But no productive activity can be executed without consuming the environmental resources directly or indirectly or without releasing the wastes to the environment. It is only then that the targeted ambition for eradication of poverty can be achieved. Understanding this MoFED (2006) described environmental resources to be the foundation of the socio-economic development and poverty reduction (MOFED, 2006). If environment is to play the fundamental role, the appropriate strategies and directives should be issued by the development policies.

The urban environment is defined in the policies and related proclamations in different ways but they are not comprehensive as there are missing components that are critical to poverty reduction. In both MoFED (2006 and 2010), urban environments are addressed in terms of issues related to environmental impact assessment; industrial pollution control; protection of the ozone layer; climate change; and the convention to combat desertification. But these are not included in the environmental criteria of this thesis due to different reasons. The first reason is applicability in the redevelopment projects. Some of the issues (for example, industrial pollution) are not applicable in urban redevelopment projects as there are no any industries in the cases that release danger chemical or particulates. Some others (for example ozone layer protection) can never be achieved at the local level unless there is a universal coordination. Even if it is possible to contribute to the larger scale by controlling the release of chemicals that deplete the ozone layer locally, the fact that the area is part of the global ecosystem makes it's contribution insignificant. It is difficult to deal with such issues in geographically bounded projects as everything is interconnected universally. The other reason is the availability of data. In the context of the city of Addis Ababa, it is impossible to measure such universal issues at local level and it is impossible to find these data. Therefore, these issues are out of the scope of the study.

MoFED (2010) mentions urban environmental issues related to municipal waste handling and biodiversity maintaining the biota and aesthetic value of nature. Related to this, the urban component of the PASDEP described that cities should provide attractive, healthy and sustainable living environments to their dwellers. But this was just general statement without any specific requirements or guidelines. Coming to the practical implementation in Addis Ababa context, the Environment Development Office (EDO) one of the three components of the AAIHDP is responsible. But the office is predominantly engaged in working on gravel roads, drainage lines and toilets using safety-net programs. Recently, laying cobble stones on pedestrian ways lining major asphalts has been started. The office also organizes MSEs to work on solid waste collection so that it would create employment opportunity. These are all important environmental issues that help the

urban dwellers. They are creating employment for thousands of citizen too. But they are not comprehensive enough to maintain the environmental health and sustainable utilization of natural resources. They are not holistic enough to address the non-income dimension of poverty either. Moreover, according to the cases, such efforts are not even employed in the redevelopment projects. Even if pavements are made and toilet dug, the urban environment remains to be a place of consumption dependent on resources from somewhere else. There are some environmental issues that are very important to assure environmental efficiency and to eradicate poverty but overlooked or missed in the policies issued by the FDRE.

1/ The role of green infrastructure: Literatures show that urban green are necessary for provision of attractive, healthy and sustainable living environments and for poverty reduction. The redevelopment in Addis Ababa is mainly focused on improving the physical condition of the houses and access to basic infrastructures. As a result, provision for urban greens, urban agriculture, rain water cultivations, shaded pedestrian paths, renewable energy consumption that can play a role in poverty eradication is compromised. This in turn has prohibited the capacity of the human-dominated environments to deliver food, energy, clean air, comfort, water purification, biodiversity conservation, goods and services, alleviate noise pollution, to moderate local climate and to save energy consumption to the urban poor in affordable way (Wu, 2009; Rosenzweig 2003a, b).

Studies show that Addis Ababa has very low public park coverage which is estimated to be 196 ha that corresponds to 0.7 m²/person (Seyoum and Stoop, 2007), the role of small patches of nature (both domesticated and non-domesticated) around our door steps like gardens, urban parks, playing fields, public squares, river side greens, medians and street side greeneries for the total environmental health and for urban quality of life has been forgotten or neglected in the redevelopment projects. In the case Lideta *kebele* 07/14, the consultants who did the neighborhood design have proposed enough green spaces, rain water harvest possibilities, shaded pedestrian walkways separated from vehicular accesses. Solar panels on the roofs of the buildings were also proposed though not approved by the municipal officials. The proposal showed the possibility of turning places where people live, work, or play from being merely consumer to producer so that it could contribute to poverty reduction and sustainable development. But it is not completed yet and it is hard to tell about the final output.

2/ Alternative energy: it is mentioned in the GTP program that the main selection criteria for energy production technology is lowest price. It is apparent and also practical that countries with shortage of financial and technological resources try to minimize cost and prioritize the economy. So does the Ethiopian government. However, this paper argues that such a selection criteria should be revised due to various reasons (MoFED, 2006). First of all, it is hardly possible to be financially productive neglecting the environment as it is the basis for any productive activity. Therefore, it is not wise to make the economy as a premier criterion neglecting the environmental impact of the selected technology. Second of all, Ethiopia has a good potential to utilize alternative renewable energy sources in urban areas and this need be exploited. Thirdly, the energy from hydropower plant is highly centralized. It needs the accumulation of power in centralized way. Because, it requires concentration of large amount of capital: technological knowledge: and systematically organized

distribution system. The side effect is that, if a problem appears at some point, all the regions downstream would run out of power. Therefore, the government could have created a well elaborated policy framework that encourages the generation and utilization of decentralized, environmental friendly small scale alternatives. Especially in the city of Addis Ababa, where the major socio-economic base of the country resides, the presence of alternative small-scale energy sources in different localities could ensure the use of hydropower for large scale industries and for facilities that demand continuous power supply in cases of power interruptions. Even if it could be difficult to apply this in the existing buildings and neighborhoods, it is possible to incorporate in the urban redevelopment projects.

The Neighborhood Planning and Design principles formulated by the Addis Ababa Housing Development Project Office recommends some environmental friendly energy production and energy saving measure; organic farming, green infrastructure and some more principles to create favorable micro climate in urban redevelopment projects. The water supply, drainage lines, rain water harvesting methods, and various landscaping elements are included in the checklists labeled in the manual (AAHDPO, 2006). They are all addressed in very architectural approach that intends to create purely geometrical and aesthetical environment than helping the ecological health. Moreover no obligatory standards that insure the inclusion of such elements are included. However, the socio-economic issues like infrastructure, services and utilities, safety, accessibility, functional mixity, density, pedestrianization et cetera are included with strictly specified numerical standards. This shows the emphasis to environmental issues is still less.

3/ Rural-Urban linkage: It has been mentioned that there is a need to strengthen the rural-urban linkages. But, from the explanation, it is apparent that the main emphasis is on social dynamics between the two environments. It is aimed at curbing the migration of people from the rural areas towards the capital. Establishment of new smaller towns is proposed as a solution to the problem. However, the concept of rural-urban linkage can be applied to environmental problems too. Every living environment is interrelated in the ecosystem irrespective of the political and administrative boundaries developed by human beings (Dramstad, *et al.*, 1996. p.69 in Leitao & Ahern, 2002). Especially some prominent natural elements, like rivers, are visible witnesses to this reality. The misuse and pollution of rivers in urban areas has a direct consequence on the rural community downstream. This leads to the absence of strong urban environmental policy to take care of the rivers and other fragmented natural features. Consequently, these natural elements have become health and safety threats to both urban and rural dwellers. Therefore, rural-urban linkage can be fine-tuned in terms of its environmental advantage in addition to its social role.

6.1.3. Empowerment for Sustainable Development and Poverty Reduction

Sustainability as a concept emerged out of a global concern to the negative environmental consequence of rapid population growth, urbanization and economic growth. The rapid population growth and major economic activities are concentrated in cities and they can survive by drawing resources from the environment. This makes the interaction between the social, economic and environmental activities intensive in cities. Sustainability is important for the frugal management and consumption of natural resources by all human activities. Then, if sustainable development is aspired, people, business, companies or governments

having their own social or economic interest need to make sure they are doing in environmentally sound way. Affecting the environment directly or indirectly affects the social or economic activities. Because of this, the issue of environment or the issue of sustainability becomes the concern of all stakeholders that have their own interest in social or economic activities (Lee, 2006; Brugmann, 1996). Therefore, it needs the participation of different stakeholders that including the larger public.

Community participation in the planning process is necessary to make long lasting and satisfying decision making. Or at least it helps to create public understanding of the existing challenges, to develop shared values and possible solutions. Different scholars have different opinion about the participatory process. Some are optimistic about it and they argue that participatory decision making is more apparently suitable to fulfill expectations than its drawback on decision making process (Dryzek, 1997; Kemmis, 1990) in (Beierle, T., & Konisky, D., 2000). Some others say public participation is used to develop trust (Schneider, Teske, and Marschall, 1997; Slovic, 1993) in (ibid.). On the other hand, allowing the participation of everyone and trying to include the opinion of all participants might have side effects and it does not always yield satisfying results. It could be time consume and expensive (MfE 1999; PWCNT 2002; <http://www.doc.govt>. accessed on 25 February, 2012). Therefore, the level of participation and the output are highly dependent on the specific context under consideration.

Participation helps to develop common understanding and common goal that earn the commitment of all involved stakeholders. In the case of urban redevelopment, it is about transforming an urban land occupied by people. Informed participation of the community is necessary for the achievement of sustainability. Participation is a mechanism of empowerment of the community. Empowerment is a process of increasing the negotiation or influencing power with other agents. It enhances the control of the community over decision making process and resources (Lyons *et al.*, 2001). The participation of the community in urban redevelopment in Addis Ababa is progressive. In the case studies included in this study, the level of participation of residents and the consequence varies. In the case of ECA area, the local residents were not involved in the process at all. However, in the other two cases, the residents did participate and result was satisfactory. The psychological and economic implication is witnessed in the study as presented below. The detail is presented as follow.

In *kirkos kebele* 01/19, the total population of the area had been participating in the redevelopment process from beginning to the end. They have invested their resources voluntarily to change their living environment. By the help of the government and the private sector, they have become owners of houses within the social and material surrounding they are a part. As the participant residents described, they are satisfied for the tenure security they have and for their resettlement in their locality. Being an owner of a house and maintaining their social capital has direct impact on the economic and social wellbeing of the residents.

At the early stage of the *Lideta kebele* 07/14 redevelopment project, the community on the area was all invited to participate in frequent public meetings. It helped to develop understanding about the need to develop the city and the role of financial capital in doing so. Strategies to provide improved housing, service

and infrastructure are discussed simultaneously. During the implementation, the community was again participating through elected representatives to check the practicality of decisions accordingly. In this project, the sub-city applied the 'Compensation Valuation and Replacement Directives' strictly and it helped to make the relocation, replacement and valuation in uniform and organized way.

Maintaining the social capital in the poor neighborhoods of Addis Ababa is a means of empowerment. Because, they are entitled to some sort of claim by virtue of being in certain network. Beyond that, the collective sharing and mutual support enhances their resilience, the ability to survive difficult conditions. The residents of the city of Addis Ababa have complex web of social network and traditional institutions. Most of these institutions need spatial proximity of their members to facilitate the reciprocity and sharing of any burden they face. The redevelopment in the city has dismantled these institutions through relocation of the people to multiple places. Relocation, if done to the periphery, also affects the livelihood of the displaced families in many other ways. It deprives the poor of easy access to social amenities. It separates them from their income generation activity. It incurs travel time and transportation cost which could have been invested in something else or just saved.

It is possible to redevelop a site without disintegrating the community or without even displacing from the central land which is convenient for the poor. This is proved in the case of kirkos *kebele* 01/19 project. In this particular case, the people were involved in the whole process and the level of satisfaction after completion was high. The sense of community and the social ties they built for long time is maintained. Because of this, in addition to the improvement of the physical environment, the financial and, social and psychological wellbeing of the residents also improved. This clearly witnessed the possibility of undergoing the urban redevelopment while keeping the social unity of the community. The urban redevelopment in this case enabled the poor to undergo upward mobility. The case is a good example of demonstrating how urban redevelopment can be employed to fight against poverty and to pull the urban residents out of poverty.

The first reason for the success of the kirkos *kebele* 01/19 redevelopment project was the participation of different stakeholders; their vision towards the same goal; and their commitment to achieve the goal. But the key for the success of this particular project is the commitment of the local officials to their vision for the good of citizen under their jurisdiction. As Hopwood, *et al.*, (2005) elaborated, enlightened civic leaders, active partnership with local business and public determination are the best way to success (Hopwood, B., Mellor, M. and O'Brien, G., 2005). The other reason for the success story is the size of the project. Unlike the rest two cases, Kirkos *kebele* 01/19 is very small affecting only 32 households. That made it easier to manage without displacing the people on the site. But in case of larger redevelopment projects there are multiple problems.

First of all, financial resource is a problem. It is understandable that the priority of the city administration is on economic efficiency as it helps to make sure the continuation of the process and to create jobs for the unemployed. It is mandatory to displace the original residents so that developers can get a room.

It is quite difficult to find enough space close by to accommodate such large number of relocatees and taking out to the periphery can be necessary. But it is still possible to relocate the community keeping the solidarity and social bond as it is. It is obvious that the relocatees get condominium houses. The usual trend to do so was through lottery system and this resulted in the dispersal of the community. But it is possible that the community in one redevelopment project could be relocated in to one or two condominium sites so that their relationship remains strong. This can be done depending on the size of population. Involving the *iddirs* could also help to make the process smoothly. In every neighborhood, there are more than one *iddirs* and the relocation can take place using the *iddirs* as mini communities. Beyond that, they will support each other until they settle in their new locations.

Second of all, it is difficult to get enough space to resettle large number of people temporarily in inner-city neighborhoods. That could be additional reason for the ease of the case of Kirkos 01/19 as it is very small. The scale of the project need be taken in to account.

6.2. Conclusion

Addis Ababa is the largest city and the administrative capital of the Federal Democratic Republic of Ethiopia. It is also the melting pot of the major economic, social, industrial, academic and diplomatic institutions. According to the 2007 census, the total population of Addis Ababa is about 4 million and this accounts one-third of the total urban population in the country (CSA, 2007). The number is estimated to rise up to more than 20 million in a decade (UN-Habitat, 2008). The rapid population increase is paralleled with critical challenges to the city administration. High rate of unemployment; shortage of infrastructure; critical housing shortage and environmental deterioration are a few among the challenges halting the ambition of the city. These challenges are rooted in inner-city dilapidation and an outward encroachment culminated with rolling over history. The consequences have been deep rooted urban poverty affecting the lives of slum dwellers and the resource of the municipality for decades. In line with the major development agenda of the country, the city administration of Addis Ababa was targeting on poverty eradication and sustainable development. Therefore, the municipality was forced to redirect the strategy towards more feasible, dense, mixed development pattern and reduction of slums. Understanding the fact, the city administration has been mobilizing resources and encouraging private developers to act accordingly. Hence, urban redevelopment is believed to be an inevitable solution to solve such interrelated challenges constraining the growth of the city.

The development policy direction is mainly focus towards the economic development and improving the citizens' access to improved infrastructure and basic social services. The result of the urban redevelopment in the city showed enormous improving in the physical environment and improved access to infrastructure and social facilities. In this regard, the intention of the city administration towards the creation of globally competent modern urban center to attract the globalized capital flow is on progress. Parallel to this, the effort to change the lives of the urban poor by organizing in MSEs and providing job opportunity is increasing. Thousands of the residents of the city of Addis Ababa have benefited out of such programs. However, the redevelopment programs in the city affected the social fabric of the residents drastically.

Urban redevelopment processes in Addis Ababa enhanced the efficiency of the urban land and the economic activity of the slums by attracting more formal businesses in to the area. The municipality can collect more revenue from the businesses. Moreover, the continuation of the redevelopment process is maintained by generating money from land lease. However, the role of urban green in maintaining the ecological health and enriching the lives of city dwellers is neglected in urban redevelopment projects. Such inclination towards the social and economic problems of the inner-city neighbourhoods gave less emphasis to the creation of self sufficient, pleasant, healthy, beautiful, sustainable urban environment that can be created in human-dominated urban environment. This can only be achieved by incorporating green infrastructure that have the role of urban green-spaces in improving air quality by absorbing particulates and pollutants, reducing soil erosion and purifying water, providing habitats for plants and animals, alleviating noise pollution, and moderating micro climate to save energy.

6.3. Recommendation.

Balance between the economy, society and ecology

Sustainability needs balanced consideration of the social, economic and environmental factors. The study showed urban redevelopment in Addis Ababa mainly focuses on improving the physical condition of the houses and the economic efficiency of the urban land. The case studies depicted how the urban environment has not gained equal emphasis. Especially, the role of urban greens in soil and water conservation, water cleaning, food, energy and production is neglected. The production decentralized renewable energy sources is forgotten.

The cases in this study depict that the social capital that the poor have is important potential asset and it is convertible to economic capital when the need arises. Maintaining the social network operational during urban redevelopment protects the low income from losing their social capital. Eroding the network impoverished them by discouraging the mutual material and emotional support among the community. Therefore, the future urban redevelopment projects should be guided by policies that take in to account the spatial proximity of the relocated community to facilitate collective benefits among themselves. But sustainability and then poverty reduction cannot be achieved by focusing only on improvement of the physical condition of the houses and neglecting the environmental and social dimensions. There should be various alternatives to allow the poor keep the environment and produce their consumptions from the environment. The social network of the relocate should also be maintained during the transformation process. In general, there should be balanced consideration of the three pillars depending on the local goals and the context.

Planning and design considerations

The Neighborhood Planning and Design manual prepared by the AAHDPO put specific standards about the requirements of social services and facilities. The environmental components are mentioned without specific requirement to force the planners and designers to follow. The future manuals should be prepared in such a way that incorporating alternative energy sources and green infrastructures in design proposals are rewarded.

Recommendation for future research

- Social capital is very important for poverty eradication as it facilitates mutual support among the urban residents. Especially, the traditional social institutions give opportunity for large numbers of urbanites to help each other. These social institutions have been involving in various development activities along with governmental organizations and NGOs. If given a chance, they have the potential to mobilize the society and to facilitate the redevelopment process and to reduce the livelihood shocks after urban redevelopment. But the current urban redevelopment trend is eroding the social capital of the residents Addis Ababa. Further research could be conducted to determine the type and level of participation of traditional social institutions in urban redevelopment projects so as the negative consequence on the relocatees is avoided.
- The study portrayed the importance of urban environment for sustainability and poverty reduction using limited criteria as the project timeline did not allow full discussion of the two way relationship between urban environment and poverty. There is a need for further quantitative analysis of the relationship so that minimum environmental requirements can be included in design and planning manuals.

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Appendices

Appendix 1: Semi-structured Interviews

Appendix 1A: Questions for in depth interview with residents of the redeveloped sites before the intervention

- Personal background, kebele, length of residency in the area
- tenure status (their relationship with their houses) before and after development
- Availability of social services, open spaces, green areas in a walking distance of the demolished area in comparison with their current place of residence
- The social interaction with their neighborhoods and membership in *iddirs* and *iqubs* before and after the relocation (only for Lideta kebele 07/14 and ECA area residents)
- The living standard of the residents in the area before the relocation
- Their livelihood activities before and after the redevelopment
- Involvement in MSEs and access to financial institutions
- Participation in the redevelopment process
- The source of satisfaction due to the redevelopment
- The major challenges they face due to the redevelopment
- The hygiene condition and the presence of green infrastructure on the site and their attitude

Appendix 1B: Questions for in depth interview with professionals take part in urban redevelopment projects

- The commissioner and the target groups of neighborhood designs for the cases included in the study
- The motive of the project and the desire needed to be achieved
- The design inputs (socio-economic, environmental) and the contribution of the local residents
- Design solutions or any effort to address sustainability (if there is any)
- Accessibility and connectivity of the area before and after redevelopment
- Major changes on the area before and after the redevelopment
- Availability of uniform standards, guidelines and checking mechanisms for redevelopment
- Availability of social services and infrastructure before and after the redevelopment

Appendix 1c: Questions for in depth interview with sub-city and kebele officials

- Statistical and demographic data about the projects
- The origin of the motive of the project
- General history of the redevelopment project
- The major concern needed to be achieved
- Participation of dwellers of the area in the redevelopment
- Control, maintenance and managements of common facilities and common spaces
- Complaints and how they were resolved (if there were any difference in opinion)
- Site selection criteria for urban redevelopment
- Valuation, compensation and replacement strategies
- Understanding of Sustainability and the relationship with urban poverty
- Environmental concerns
- Assessing the livelihood of households affected by the redevelopment
- Financing mechanisms for housing developments

Appendix 2: Socio-Economic Data (Tables)

Kabele	Block No.	Number of Households	Population		Total Sum
			Male	Female	
Woreda 15 Kebele 30	1	129	272	373	645
	2	50	120	130	250
	4	64	158	162	320
	5	122	300	310	610
	7	98	240	250	490
	8	137	340	345	685
	Total	600	1430	1570	3000
Woreda 15 Kebele 31	1	102	200	310	510
	2	225	560	565	1125
	3	61	152	153	305
	4	85	210	215	425
	5	58	143	147	290
	7	91	227	228	455
	Total	622	1492	1618	3110
Woreda 18 Kebele 07	1	81	200	205	405
	2	63	155	160	315
	3	170	420	430	850
	Total	314	775	795	1570
Total sum		1536	3697	3983	7680

Table 1.1. Number of population being affected by the redevelopment

Type of traditional social institution	kebele			Total sum	%
	15/30	15/31	18/07		
Iddir	102	124	185	411	14.5
Iqub	507	547	624	1678	59.5
Mahber	218	187	324	729	26
Total sum	827	858	1133	2818	100

Table 1.2. Participation of the residents in traditional social institutions

Occupation of the residents	kebele			Total sum	%
	15/30	15/31	18/07		
Government employee	172	200	101	473	30.8
Private employee	100	85	71	256	16.7
Small businesses	99	137	24	260	16.9
NGOs	19	7	9	35	2.3
Pension	60	60	49	168	10.9
Daily labors	150	133	61	344	22.4
	600	622	314	1536	100.4

Table 1.3. Type of employment and number of households

Income of the heads of families (Birr)	Label	kebele			Total sum	%
		15/30	15/31	18/07		
Below 340	Low-income	348	200	117	665	43.3
341 – 2500	Middle income	221	395	187	803	52.3
2501 and above	High income	31	27	10	68	4.4
Total sum		600	622	314	1536	100

Table 1.4. Monthly income of the household heads

No.	Access to electricity	kebele			Total sum	%
		15/30	15/31	18/07		
1	Private meter	454	489	220	1163	70.6
2	Shared meter	160	107	62	329	20
3	Connected to private owners	17	40	26	83	5
4	Not mentioned	42	15	15	72	4.4
Total sum		673	651	323	1647	100

Table 1.5. Electricity supply on the area and number of the residents

No.	Type of fuel used for cooking	kebele			Total sum	%
		15/30	15/31	18/07		
1	Electricity	40.3	429	163	995	60.4
2	Buta gas	44	22	1	67	4.1
3	Kerosene	154	162	100	416	25.3
4	Wood	14	7	2	23	1.4
5	Charcoal	-	6	4	10	0.5
6	Others	58	25	53	136	8.3
Total sum		673	651	323	1647	100

Table 1.6. The type of energy (fuel) used for cooking

No.	Capacity of the residents to build x 1000 (Birr)	Number	%	Assumed building type	Assumed building height	Average capital (Birr)	%
1	Up to 10	33	78	From small houses to big villas	Single story	264,000	23
2	11-20	55				825,000	
3	21-50	102				3,570,000	
4	51-80	54				3,510,000	
5	81-100	50				4,300,000	
6	101-200	35	22	Apartments, offices and shops	From 2 to 6 stories and above	5,250,000	77
7	201-500	27				15,050,000	
8	501-1000	9				7,250,000	
9	Above 1000	14				14,000,000	
Total sum		379	100			54,019,000	

Table 1.7. Financial potential of the residents to build

No.	Ownership	Kebele			Total	%
		15/30	15/31	18/07		
1	Private	153	144	82	379	29.1
2	Kebele	304	347	163	814	62.3
3	AARHA	42	54	-	96	7.2
4	Governmental/non-governmental organizations	5	7	-	12	0.9
Total		504	552	245	1301	100

Table 1.8. Ownership of the houses

No.	Availability	Kebele			Total	%
		15/30	15/31	18/07		
1	Private inside the house	115	128	10	253	15.4
2	Private in the compound	158	113	51	312	18.9
3	Common in the compound	184	201	84	469	28.5
4	Public toilet	5	78	12	95	5.8
5	No toilet	221	131	166	518	31.4
Total		673	651	323	1647	100

Table 1.9. Access to toilet

No.	Condition of the houses	Kebele			Total	%
		15/30	15/31	18/07		
1	Good	94	77	118	289	18.8
2	Fair	254	242	140	636	41.4
3	Bad	251	301	59	611	39.8
Total		599	620	317	1536	100

Table 1.10. Condition of the houses before the intervention

Service	Catchments radius		Area requirement (m ²)
	Distance in Km	User population	
Kindergarten	0.5 - 1	750 – 1,000	2,500-3,000
Elementary school	2.5 - 3	5,000 – 10,000	12,000-18,000
Secondary school	3 - 5	10,000 – 12,000	12,000-30,000

Table 2.1. Provision of kindergarten and elementary school for a neighborhood within a walking distance

Type of health facility	Population served	Plot area (m ²)
Health center	1:25,000	4,500-6,000
Health post	1:5,000	1,500-3,000

Table 2.2. Provision of health facility for neighborhood within walking distance

	Frequency	%	Valid %	Cumulative %
Valid				
Illiterate	185	20.0	20.2	20.2
Reading/writing	133	14.3	14.5	34.6
Kindergarten	28	3.0	3.1	37.7
Primary (1-8)	275	29.7	30.0	67.6
Secondary (9-10/12)	241	26.0	26.3	93.9
Tertiary (above 10/12)	56	6.0	6.1	100
total	918	99.0		
No response/others	9	1.0		
Total	927	100.0	100.0	

Table 3.1. Educational status of household heads

willingness	Frequency	%	Valid %	Cumulative %
yes	805	86.8	89.5	89.5
No	94	10.1	10.5	100.0
No response	28	3.0		
Total	927	100.0	100.0	

Table 3.2. Willingness to participate in the redevelopment process

No.	Name of representative	Woreda	House no.	Telephone	Position
1	Ato Teshome Gizae	9	661	0911303393	Chairman
2	Sergent Gulilat Wondimagegn	9	428		Vice chairman
3	W/ro. Achamyesh Getachew	9	778	0911478838	Secretary
4	Ato Mekonnen Tefera	9	241	0911464712	Member
5	Captain Tekle berhan Tadesse	9	739	0913114012	Member
6	Ato Solomon Tarekegn	9	499	0913012389	Member
7	Ato Dereje Lemma	9	699	0911735480	Member
8	Cornel Aragaw Dawud	9	298	0913053538	Member
9	W/ro. Meseret Gebre sellasie	9	652/2		Member
10	Ato Teka Abneda	9	156	0911391256	Member
11	W/ro Tschay Moges	9	465	0911420916	Member

Table 3.3. Name and address of representatives of legal *kebele* and AARHA tenants

No.	Name of representative	Address			Position
		Zone	House no.	Telephone	
1	Ato Gebru Hassen	1		09 11 60 29 82	Member
2	W/ro Helina Bekele	1		09 11 16 30 58	Member
3	Major Teshome Haile	1		09 11 43 64 76	Member
4	Ato Tekle Sellasie	2		0911 78 08 93	Member
5	W/ro Nardos Meaza	2		011 5 15 94 29	Member
6	Ato Habtamu Robel	3		011 515 76 43	Secretary
7	Ato Binyam Hailu	3		09 11 67 80 32	Chairman

Table 3.4. Table 3.5. Representatives of the owner residents of *kebele* 07/14 from the former *woreda* 4 *kebele* 49.

No.	Name of representative	Address			Position
		Zone	House no.	Telephone	
1	W/ro Amsale Legesse	1	132	011 5 52 03 17	Member
2	Ato Behabtu Mamo	1	232	09 13 09 87 55	Member
3	Ato Tadesse Metaferia	2	316	09 11 65 20 20	Member
4	Ato Ephrem Haile	2	254	09 13 17 91 76	Member
5	Ato Osman Shanew	2	375	09 11 38 54 78	Secretary
6	Ato Teshome Ebsa	3			Member
7	Ato Dereje Teffera	3	405	09 11 64 04 75	Chairman

Table 3.5. Representatives of the owner residents of *kebele* 07/14 from the former *woreda* 4 *kebele* 39

	Frequency	%	Valid %	Cumulative %
Government employee	171	18.4	19.0	19.0
NGO	56	6.0	6.2	25.3
Private sector employee	121	13.1	13.5	38.7
Formal business man	43	4.6	4.8	43.5
Self-employed	112	12.1	12.5	56.0
Vendor	33	3.6	3.7	59.6
student	4	0.4	0.4	60.1
Unemployed/house wife	355	38.3	39.5	99.6
pensioned	3	0.3	0.3	99.9
Others	1	0.1	0.1	100.0
No response	28	3.0		
Total	927	100.0		

Table 3.6. Occupation of the household heads

	Frequency	%	Valid %	Cumulative %
I work in my home	37.0	4.0	7.8	7.8
Near, can be reached on foot	119	12.8	25.2	33.0
Up to 10 Minutes by transport	77	8.3	16.3	49.3
Above 10 Minutes by transport	240	25.9	50.7	100.0
No response/others	454	49.0		
Total	927	100.0		

Table 3.7. Home to work distance of the household heads

	Frequency	%	Valid %	Cumulative %
Valid 0 to 150 birr	88	8.2	8.2	8.2
151 to 500birr	381	35.6	35.6	43.9
501 to 750birr	124	11.6	11.6	55.5
751 to 1000birr	167	15.6	15.6	71.1
1001 to 1500birr	96	9.0	9.0	80.1
1501 to 2500birr	84	7.9	7.9	87.9
Above 2500birr	82	7.7	7.7	95.6
Else/ no response	48	4.4	4.4	100.0
Total	927	100.0	100.0	

Table 3.8. Monthly income of household heads

	Frequency	%	Valid %	Cumulative %
Valid 0 to 1,000 birr	42	4.5	4.5	4.5
1,001 to 5,000birr	214	23.1	23.1	27.6
5,001 to 10,000birr	150	16.2	16.2	43.8
10,001 to 15,000birr	63	6.8	6.8	50.6
15,001 to 20,000birr	97	10.5	10.5	61.1
20,001 to 25,000birr	29	3.1	3.1	64.2
25,001 to 30,000birr	48	5.2	5.2	69.4
30,001 to 45,000birr	19	2.0	2.0	71.4
45,001 to 60,000birr	25	2.7	2.7	74.1
60,001 to 90,000birr	13	1.4	1.4	75.5
90,001 to 150,000birr	6	0.6	0.6	76.2
Else/ no response	221	23.8	23.8	100.0
Total	927	100.0	100.0	

Table 3.9. Amount of initial capital to own a condominium house (Birr)