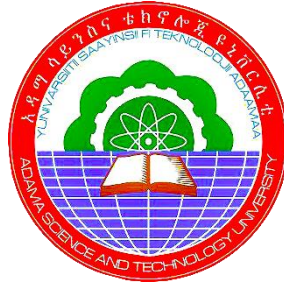


Challenges and prospects of urban upgrading in Addis Ababa in the case of Lideta



By: Temesgen Tomas Tonja

A Master's Thesis Submitted to the Department of Architecture

School of Civil Engineering and Architecture

Presented in Partial Fulfilment of the Requirement for the Degree of Master's in
Urban Planning and Design

Office of Graduate Studies

Adama Science and Technology University

June 2023 G.C

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I, the advisor of the thesis entitled “**Challenges and prospects of urban upgrading in Addis Ababa in the case of Lideta**” and developed by Temesgen Tomas Tonja, hereby certify that the recommendation and suggestions made by the board of examiners are appropriately incorporated into the final version of the thesis.

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We, the undersigned, members of the Board of Examiners of the thesis by Temesgen Tomas Tonja have read and evaluated the thesis entitled “**Challenges and prospects of urban upgrading in Addis Ababa in the case of Lideta**” and examined the candidate during open defense. This is, therefore, to certify that the thesis is accepted for partial fulfillment of the requirement of the degree of Master of Science in Urban Planning and Design.

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I hereby declare that this MSc Thesis entitled “**Challenges and prospects of urban upgrading in Addis Ababa in the case of Lideta**” is my original work. That is, it has not been submitted for the award of any academic degree, diploma or certificate in any other university. All sources of materials that are used for this thesis have been duly acknowledged through citation.

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Asfaw Mohamed (PhD)

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Table of Contents

APPROVE OF BOARD OF EXAMINERS	ii
DECLARATION.....	iii
RECOMMENDATION.....	iv
ACKNOWLEDGEMENT.....	v
LIST OF ACRONYMS	x
ABSTRACT	xi
CHAPTR ONE	1
1 INTRODUCTION.....	1
1.1 Background of the study	1
1.2 Problem Statement	2
1.3 Research Objective	4
1.3.1 The general objective	4
1.3.2 Specific objectives	4
1.4 Research Question	4
1.5 Significance of the study.....	4
1.6 Scope of the study.....	4
1.6.1 Thematic Scope.....	4
1.6.2 Spatial Scope.....	5
1.7 Limitations	5
1.8 Expected outcome of the study	5
CHAPTER TWO	8
2 LITERATURE REVIEW	8
2.1 Theoretical literature review	8
2.1.1 Historical background of Urban Upgrading.....	8
2.1.2 Urban upgrading	9
2.1.3 Driving factors for urban upgrading	10
2.1.4 How to succeed in a slum upgrading project	11
2.1.5 Types of Upgrading and Low-Income Housing Projects.....	11
2.1.7 Benefits of urban upgrading.....	13
2.1.8 Challenges of Urban Renewals	14
2.1.9 Participation in urban upgrading.....	16
2.2 Empirical literature review.....	17
2.2.1 Urban upgrade in Addis Ababa context	17
2.3 Lessons drawn from the review	19
2.4 Research Gaps.....	19

CHAPTER THREE	20
3.2 Description of the study area	21
3.3 General description of methods and design	23
3.4 Source of Data	23
3.5 Sampling Technique	23
3.6 Target population	24
3.7 Sample size Determination	24
3.8 Data Collection Technique	25
3.9 Data Analysis Techniques	27
3.10 Ethical Consideration	27
CHAPTER FOUR	28
4. DATA ANALYSIS AND DISCUSSION	28
4.2 Personal Data of Respondents	28
4.3 Discussion	42
4.3.1 Major driving factor for the urban upgrading of the study area	42
4.3.2 Major challenges of urban upgrading in the study area	47
4.3.3 Pros and cons of the urban upgrading in the study area	48
CHAPTER FIVE	55
5 CONCLUSION, AND RECOMMENDATION	55
5.1 Conclusion	55
5.2 Recommendations	56
6 REFERENCE	57
Appendix I	60
Appendix II	64

List of tables

Table 2 Main Types of Urban Upgrading and Low-Income Housing Initiatives	13
Table 3 Urban redevelopment projects that started between 2008 and 2015 (2001 & 2007 EC).....	19
Table 4 The sample size of expert respondents	24
Table 5 Data collection techniques used.....	25
Table 6 urban renewal positive impacts after the redevelopment of the site.	42

List of Figures

Figure 1 Location map	22
Figure 3 Sex composition of respondents	28
Figure 4 Age composition of respondents	29
Figure 5 Qualification of respondents.....	30
Figure 6 Job of the respondents	31
Figure 7 Current Place of Residence, Sub-city	31
Figure 8 Household size.....	32
Figure 9 Living standard is in the place of resettlement	33
Figure 10 Factors of urban upgrading.....	34
Figure 11 Reasons of resistance to new settlement area	35
Figure 12 Reasons uncomfortable about living in this resettlement area	36
Figure 13 Preconditions set by the government for the displacees	37
Figure 14 Problems Faced at the resettlement area.....	38
Figure 15 Social and Neighbourhoods Status of Displaces in Place of Resettlement	39
Figure 16 Changes in old neighbourhood.....	40
Figure 17 2006 G.C Figure ground.....	46
Figure 18 The residential area before the redevelopment	50
Figure 19 The residential area before the redevelopment and the current feature	52
Figure 20 Current feature of the site	53

LIST OF ACRONYMS

AACA- Addis Ababa City Administration

CDP- City Development Plan

CSA- Central Statistics Agency

LDP- Local Development Plan

MWUD- Ministry of Works and Urban Development

NGO- Non-Governmental Organization

ULGDP- Urban Local Government Development Project

ULGs -Urban Local Governments

UN habitat- United Nation Habitat

ABSTRACT

Urban upgrading plays a crucial role in improving the quality of life for residents in rapidly growing cities like Addis Ababa, Ethiopia. This abstract examines the specific challenges and prospects associated with urban upgrading in the district of Lideta, which is characterized by a mix of residential, commercial, and institutional areas. The research draws on primary data collected through interviews, surveys, and site visits, as well as secondary sources including scholarly articles, government reports, and urban development plans. The challenges of urban upgrading in Lideta are multifaceted and include inadequate infrastructure, unplanned settlements, population growth, inadequate housing, and limited access to basic services. Additionally, issues such as traffic congestion, waste management, and environmental degradation further exacerbate the urbanization challenges. These challenges are compounded by the historical and cultural significance of Lideta, requiring a careful balance between preservation and development. Despite the challenges, Lideta presents prospects for successful urban upgrading. The district's strategic location, close proximity to government institutions, and potential for economic growth make it an attractive area for investment and development. The study identifies key prospects such as infrastructure improvements, sustainable housing initiatives, innovative transportation solutions, and community participation in urban planning and decision-making processes. Leveraging these prospects could lead to a sustainable urban environment, improved living conditions, and enhanced economic opportunities for Lideta's residents. To address the challenges and harness the prospects of urban upgrading in Lideta, a comprehensive and integrated approach is needed. This includes coordinated efforts from the local government, urban planners, community organizations, and other stakeholders. The study recommends the establishment of partnerships and collaborations to ensure inclusive and participatory decision-making processes. Additionally, it emphasizes the importance of long-term planning, adaptive strategies, and the integration of social, economic, and environmental considerations. This research contributes to the existing body of knowledge on urban upgrading and provides valuable insights for policymakers, urban planners, and practitioners involved in urban development projects in Addis Ababa. By understanding the challenges and prospects specific to Lideta, informed decisions can be made to improve the district's urban fabric, enhance its livability, and create a sustainable and resilient urban environment for its residents.

Key word: Urban upgrading, Urban renewal, Slum and Urban development

CHAPTR ONE

1 INTRODUCTION

1.1 Background of the study

Urban upgrading addresses serious problems affecting slum residents, including illegality, exclusion, precariousness, and barriers to services, credit, land, and social protection for vulnerable populations. It also promotes economic development. Slum and squatter settlements have steadily grown at alarming rates in cities of developing countries. In some cities in the developing world, up to 80 percent of the population lives in slums (Mulu, 2016).

Each year, millions of people are forcibly displaced by development projects, such as dams, roads, reservoirs, or oil, gas, and mining projects. While such projects can bring enormous benefits to society, they also impose costs, which are often borne by the poorest and most marginalized members. Development has cost millions of people around the world their homes, livelihoods, health, and even their lives. Impoverishment and disempowerment often become their fate, with particularly harsh consequences for women and children (Robinson, 2003). At least fifteen million people each year are forced to leave their former places of residence as a result of major development projects (Cernea, 2008). Displacement is described as the dislocation of people from their native place and region. It often intensifies rather than mitigates economic insecurity, helplessness, and alienation. This can result in the loss of economic livelihoods and communities (Siddiqui, 2012). Displacement involves not only the physical eviction from a dwelling but also the expropriation of productive lands and other assets to make possible an alternative use.

Cernea's study pointed out that the fundamental purpose of urban development programs undoubtedly entails the improvement of the standard of living of population. However, programs which entail population displacement as a right way for their progress alter the situation and create challenge on the people affected by the programs. Forced displacements that occur for development purposes rise major ethical question for they reflect inequitable distribution of development benefits and losses (Cernea, 2021).

Ethiopian town and cities are witnessing major transformations as evidenced by phenomenal public and private investments since 1990s, there is a sense of excitement on the part of authorities and the public with the infrastructural changes brought as far in cities. What remains

unnoticed, however, is that large number of low-income households have been displaced and adversely affected by the process of urban development (Gebre Yntiso, 2008)

According to data from the United Nations Human Settlements Programme in 2018, it was estimated that around 55% of the urban population in Ethiopia lived in slum-like conditions. However, the specific proportion of the population living in slum areas in Addis Ababa may vary (UN-Habitat, 2018). in which characterized by deteriorated physical structure, limited or no tenure rights, severe shortage of service and infrastructure facilities, sanitation problems, and scarcity of amenities and open spaces (United et al, 2008). Therefore, the current Addis Ababa's local development plan with the exception of the newly developed expansion areas, located in the city's fringes, the rest of the city is earmarked for upgrading and renewal. Particularly the fact that the majority of the city's settlements were earmarked for urban upgrading and that almost all the major urban centres in the country were in a similar situation was enough motivation to focus on upgrading.

The motivation to focus on the challenges and prospects of urban upgrading mostly comes from the fact that most of the city's settlements are upgrading and that practically all of the main urban centers in the country were in a similar condition. The speed at which slums are growing globally and the fact that Ethiopia is one of the world's developing countries with the highest percentage of its urban population living in slums were additional motivations for carrying out this research.

1.2 Problem Statement

Addis Ababa has had slum dwellings almost since its establishment, (UN-Habitat, 2008) but the effort to reduce them by upgrading projects on a broader scale and as major urban development policy instrument is relatively new. The slum upgrading program led by the Environmental Development Office, established in 1994, was among the notable government driven projects in Addis Ababa. The project concentrated on upgrading of infrastructures in the inner part of the city (Zeluel et al., 2011).

The inner-city redevelopment initiative has also resulted in the demolition of mostly derelict structures but also premises in relatively good condition as well as, in some cases, important historical buildings and artefacts coupled with the relocation of a significant number of residents 1,070 households and up to 4,280 people mostly to outlying areas of the city. Studies indicate that this has led to social disruption; high costs of transportation and lack of easy access

to employment opportunities for those who have been relocated from inner-city neighbourhoods (Weldeghebrael, 2011)

People who are forced to flee from a disaster or conflict usually receive sympathetic attention and international aid. The same cannot be said for the millions of people worldwide who have been displaced by development, even though the consequences they face may be comparably awful. While people pushed out of their homes by an earthquake or war may be favorably viewed by the media or international aid agencies, the victims of development-induced displacement frequently win no such sympathy. This is so despite the fact that the negative effects of development-induced displacement may be every bit as grave as those faced by people displaced by other forces (Robinson, 2003)

Social capital is so interlocked with routine economic activities that its degradation is likely to limit the restarting of post-displacement economy (M. Cernea, 2000). Failure to avoid and mitigate the resettlement effect may generate “new poverty” as opposed to the old poverty of people before displacement.

As it is pointed out by different scholars, for many reasons development induced displacement is not part of migration research. A research by GebreYntiso (2008) explored the impact of urban development and displacement on low-income households in Addis Ababa. According to Gebre, the process of relocating people from the inner city to new resettlement sites in the outskirts have disrupted the relocates' business ties with customers. The studies conducted in the areas of urban renewal and upgrading in Addis Ababa focus on investigate the challenges and opportunities of urban upgrading, (eg. Gossa-ye 2008; Lishan 2010; Gebre 2008 and Elias 2008). These and other available studies mainly focus on livelihood rebuilding, compensation, policy frameworks and human right impacts of development induced displacement and its consequence on social capital and experiences to rebuild it and gave less attention to carrying out a study by combining both the economic and social capital, hence researches studies have been conducted to assess the current upgrading projects in the city. Therefore, this research will show that there are ample opportunities and strengths for upgrading inner-city neighbourhoods if the necessary prerequisites are fulfilled since they are the vibrant heart of the city of Addis Ababa with a range of economic and accessibility alternatives, distinct characteristics.

1.3 Research Objective

1.3.1 The general objective

The main objective of the research is to investigate the challenges and prospects of urban upgrading in Addis Ababa city in the case of Lideta area

1.3.2 Specific objectives

The specific objectives of the study are to

- Identify the major driving factors for the urban upgrading of the study area
- Analyse the major challenges of urban upgrading in the study area
- Evaluate the Pros and cons of the urban upgrading in the study area

1.4 Research Question

- What are the major driving factor for the urban upgrading of the study area?
- What are the major challenges of urban upgrading in the study area?
- What are pros and cons of the urban upgrading in the study area?

1.5 Significance of the study

This study will have very diverse significance for the city and its inhabitants. The study's significance lies in its potential to guide urban development practices, improve the quality of life for urban dwellers, promote sustainable urbanization, foster social inclusivity, and contribute to the broader knowledge base in the field of urban planning and development. By addressing the specific context of Lideta, the study can offer valuable lessons for creating better and more resilient cities in Ethiopia and beyond. Therefor this study can be used by planners and designers as a guide line in designing urban entities and also the city administration can use this research. To minimize the effect socio-economic impact of urban upgrading based on the mitigations proposed.

1.6 Scope of the study

1.6.1 Thematic Scope

In this study, the thematic scope covered and investigated the challenges and opportunities of urban upgrading practice in Addis Ababa, focusing on the case of the Lideta area. The assessment involved identifying the effects of relocation on the relocated residents' social life

and assessing the effects of relocation on their economic life. Additionally, the study examined the contribution of urban upgrading to the sustainable development of Addis Ababa city.

1.6.2 Spatial Scope

This study was conducted in the Addis Ababa city administration, specifically in the Lideta sub-city, known as 'Sengatera-Firdbet' in Wereda 08. The action area (Sengatera-Firdbet) was located in the western part of the main center of Addis Ababa, approximately 1km away from Lideta church. The area covered a total of 26 hectares.

Sengatera-Firdbet was situated adjacent to the highly influential Merkato business center, providing direct access and proximity to other commercial and administrative zones in Addis Ababa. As a result, the area predominantly functioned as a commercial hub. Furthermore, it was connected to the East-West axis and three other arterial streets, making it one of the well-networked and highly accessible parts of the city.

For this paper, specific locations were selected to investigate the challenges and prospects of urban upgrading in Sengatera-Firdbet. These locations were chosen to provide a comprehensive understanding of the urban upgrading process and its impact on the area.

1.7 Limitations

Due to the global pandemic, the research was limited in various ways, impeding its full capacity. For instance, people refused to participate in personal interviews and fill out the questionnaires provided by the researcher. Furthermore, the perception of respondents in the country towards cooperating with researchers was not very favorable. Finally, the language barrier between the researcher's mother tongue and the delivery language, English, made it challenging to optimize the study's outcomes.

1.8 Expected outcome of the study

The expected output of this study is to prepare a full document to investigate the challenges and opportunities of urban upgrading in Addis Ababa city the case of Lideta area.

1.9 Operational definition of terminologies

Urban Deterioration: This terminology refers to residence environment which becomes deteriorated through the incorrect behaviour of its local population. The deteriorated residential areas describe certain economic, social and physical situations. These areas are heavily

populated with people although they are narrow, small and unsuitable for living and/or housing. (Hussein & Suleiman, 2019)

Urban upgrading: is broadly defined as physical, social, economic, organizational, and environmental improvements undertaken cooperatively among citizens, community groups, businesses, and local authorities to ensure sustained improvements in the quality of life for individuals. (Putra et al., 2013). This kind of intervention in slum areas through introducing economic, social, and physical services and infrastructure. Upgrading or rehabilitation approach consists of retaining many or most of the existing structures but organizing resources or incentives for improvement of those structures. The main focus is therefore, upgrading of infrastructure to improve the health and quality of life in the neighbourhood. There may be buildings demolished in order to create necessary rights-of-way, for instance, but this is minimized so that most residents can remain in place.

Urban redevelopment: The process of demolishing and reconstructing central urban slums for economic, social and scenic aims. This could be understood as a mild renewal where the objectives and the process give focus and attention to the existing settlers by accommodating them as far as possible. This approach also attacks the entire existing neighbourhood through demolition, but with a plan to only move residents temporarily and create opportunities for some or all of them to return. Considering the nature of the extensive physical construction required, this is also an expensive approach, and therefore it is difficult to achieve affordability for the poor in whatever is built in the redevelopment (MoWUD, 2006; Martha, 2006).

Urban renewal: it's the process of demolishing and reconstructing central urban slums, and in that way creating better environment for economic and urban image aims. This approach implies demolishing everything, relocate residents to another area, and rebuild with a clean slate. Development experts, politicians and the international community have strongly criticized urban renewals for their huge social and economic costs. These schemes were found to be targeting the urban poor mainly to chase out from the inner city areas. As the negative consequences of the bulldozing approach became more and more politicized, planners and policy makers retreated and started to look for approaches and strategies which perceive urban renewal as a process of integrated changes in spatial, economic, and social dimensions of slum areas (MoWUD, 2006; Martha, 2006).

Urban regeneration: is an approach to city planning to repair the social and economic problems of an urban area, improving the physical and environmental aspects of the city, as well as the buildings.

CHAPTER TWO

2 LITERATURE REVIEW

The purpose of this chapter is to discuss the theoretical and conceptual issues used to frame the study. The chapter is organized in two parts. The first section deals with the theoretical concepts of urban upgrading, historical background of urban upgrading, driving factors for urban upgrading, types of upgrading and low-income housing projects, benefits of urban upgrading, and Participation in urban upgrading process is discussed. The second section of this chapter is deals with Empirical literature review which the discussion of concepts on slum upgrading and previous slum upgrading attempts in Addis Ababa city.

2.1 Theoretical literature review

2.1.1 Historical background of Urban Upgrading

Cities in developing countries have faced an unprecedented rate of urbanization and increasing poverty. Uncontrolled proliferation of slums was the result. In general, these unplanned and underserved neighbourhoods are occupied by squatters without legal recognition or rights. The populations of slums lack the most basic municipal services, such as water supply, sanitation, waste collection or infrastructure, and thus are exposed to disease, crime and natural disasters. (Massachusetts Institute of Technology, 2001)

Governments have tried to deal with this problem in different ways. However, their urban policies often failed because of bad governance, corruption, inappropriate regulation, dysfunctional land markets, and, above all, an absence of political will. (Abrams, 2014) One response to prevent augmenting urban poverty involved the relocation of residents to resettlement sites that were usually outside of the city. Yet, slums emerged in city centers because these were places where the poor can find work more easily. Consequently, moving the people or replacing their physical facilities did not work well. Governments not only had to spend resources clearing slums and resettling inhabitants, but also later had to finance public transportation to facilitate access to employment in the central city.

A second approach was clearance and redevelopment. It meant temporarily moving the slum residents, clearing the land and building new housing for them on the same site. High-rise buildings are often proposed in order to house more people. However, experiences have shown that the residential density of a high-rise development is not much greater than that of a central

city slum community. In addition to that, high-rise developments do not provide much ground-level space for low-income families to operate small businesses which these families need to supplement their incomes. (Massachusetts Institute of Technology, 2001)

The alternative to moving people or replacing their homes is upgrading. Upgrading consists of improving the existing infrastructure, e.g. water reticulation, sanitation, storm drainage and electricity, up to a satisfactory standard. Usually upgrading does not involve home construction, since the residents can do this themselves, but instead offers optional loans for home improvements (Bank, 2001). Further actions include the removal of environmental hazards, providing incentives for community management and maintenance, as well as the construction of clinics and schools. An essential part of upgrading is transferring tenure rights to the occupants at prices they can afford. The security provided by transferring these tenure rights has been shown to motivate occupants to invest two to four times the amount of funds that the government invests in infrastructure improvements in a slum area.

2.1.2 Urban upgrading

The rate of urbanization throughout the world is steadily increasing, and by 2017 more than 55% of the population in developing countries is expected to live in urban areas (UNDP, 2000). Rapid urban growth has been accompanied by increasing poverty and proliferation of slums, thereby placing enormous

Urban upgrading is broadly defined as physical, social, economic, organizational, and environmental improvements undertaken cooperatively among citizens, community groups, businesses, and local authorities to ensure sustained improvements in the quality of life for individuals. (Putra et al, 2013) More specifically, the primary goals of upgrading projects are to provide secure land tenure in informal and often illegal areas, and to improve basic infrastructure and service delivery (Gulyani and Connors, 2002).

Upgrading - or slum improvement as it is also called - in low income urban communities is many things, but at its simplest it has come to mean a package of basic services: clean water supply and adequate sewage disposal to improve the well-being of the community. But fundamental is legalizing and 'regularizing' the properties in situations of insecure or unclear tenure. (Massachusetts Institute of Technology, 2001b)

Upgrading or improving slums as they are called in low-income urban communities are many things, they mean a package of basic services like clean water supplies and the disposal of

sewage, social communication. But the primary is the codification and "regulation" of property in cases of lack of possession or lack of clarity. (Series & Science, 2020)

2.1.3 Driving factors for urban upgrading

Slums are unplanned and under-served neighbourhoods typically settled by squatters without legal recognition or rights. These neglected urban areas are the result of poor or absent urban policies and dysfunctional land and housing markets. They are often located in high-risk and barely habitable sites, such as hill-sides, garbage dumps and river banks. Very often, slum residents are deprived of several or all of the most basic municipal services, such as water supply, sanitation and solid waste collection, and they frequently lack access to social services (e.g. schools, clinics and community centres) (World Bank 2004).

Slum and squatter settlements are growing at alarming rates. They are the products of failed policies, bad governance, corruption, inappropriate regulation, dysfunctional land markets, unresponsive financial systems, and a fundamental lack of political will. Each of these failures adds to the toll on people already deeply burdened by poverty and constrains the enormous potential for human development that urban life offers (UN-HABITAT, 2007)

The most important element for success is commitment by all: the city, the community, and the families. A sense of partnership must be developed among them. And secondly upgrading must meet a real need - people must want it and understand the value. (Bank, 2001) To implement, you must get the institutional arrangements right: give incentives for agencies to work with the poor, keep everyone informed and coordinate between stakeholders, and define clearly the roles of the various agencies. And to keep upgrading going, sustainability concerns must be a priority in financing, institutions, and regulations.

Small-scale improvements have great impacts on the livelihood of the urban poor, empowering them to organise and execute community-initiated projects via the incremental construction of housing and public space. Basic infrastructure, combined with a secure connection to public services, reduce the living costs for the urban poor, improving the socio-economic condition of settlements. Access to services and mobility promote the creation of on-site employment and local retail (Mike Jenks and Rod Burgess, 2019).

Integral upgrading programmes can confront the challenges of informal urbanisation in contexts of limited economic resources. Understanding the intrinsic dynamics of population

change is recognising the inclusion and influence of poverty in urban spaces, the potentials of low-income communities and their real needs (Restrepo Rico, 2017).

Urban upgrading programmes focused on improving the overall condition of informal communities led to the definition of a mixed methods approach for collecting and analysing literature and empirical data. Each method has been selected to achieve a specific objective in relation with different stages of the research. (World Bank, 2004)

2.1.4 How to succeed in a slum upgrading project

A slum upgrading project must necessarily correspond to a real need recognized by the people: it is paramount that the community wants to improve and it is able to understand why it is important. (Valentina Linares, 1991) Another element that can favor the success of the project is the opening of slum upgrading activities to the entire city and to partners external to the slum, in a particular way in the implementation phase.

There should be incentives for agencies to work with the poor, good communication and coordination between stakeholders and clearly defined roles for the various agencies involved. (World Bank 2001, n.d.) In addition, to ensure the smooth running of activities, the project of slum upgrading should be given priority in funding and city regulations.

According to Valentina Linares Slum upgrading is most effective when it is linked to other initiatives such as: (Valentina Linares, 1991)

- Poverty reduction
- Health and education
- Preservation of historic fabric and architectural heritage
- Environment and sanitation
- Infrastructure and transport

2.1.5 Types of Upgrading and Low-Income Housing Projects

According to Peter Schuebeler and John Abbott (Ruster, 2003), working from Asian and African experiences respectively, have in recent years proposed typologies of approaches to participation that are related both to the idea of levels and degrees of participation and to the different types of urban upgrading and low-income housing initiatives explored in the this section

Type	Main features	Examples
Sites plus development plan (and gradual implementation of services)	Settlements are planned and surveyed, lots allocated and occupied, infrastructure gradually implemented	• Villa El Salvador, Lima • INETT land subdivision program, Tijuana
Sites and services	Mass production of serviced sites in large schemes for resettlement of urban squatters, usually in peripheral land in city outskirts; variant: sites and services with basic starter housing units	• Integrated Serviced Land Project, South Africa • Seaview Gardens, Kingston, Jamaica
Comprehensive upgrading of existing settlements	Wide range of improvements involving different types of infrastructure according to predefined area plan; this is integrated upgrading but undertaken in one go, usually in a two-year time frame	• Guarapiranga, São Paulo • Favela-Bairro, Rio • Alvorada, Belo Horizonte, Brazil • Novos Alagados, Salvador, Brazil
Piecemeal upgrading of existing settlements	Improvements gradually added over long-term process but without an integrated area development plan	• Community upgrading programs, Tijuana • People's Participation Law, Bolivia
Technical assistance and credit for home expansion and improvement	Organized support to self-help housing efforts; may be combined with upgrading programs	• Cooperative Housing Foundation Ciudad Juárez, Mexico • Desco Densification Program, Villa El Salvador

Development of new housing in new settlement	New infrastructure and housing units are built on empty land; variant: new housing on available land in existing serviced areas	• FUPROVI's Popular Urbano, San José • Mutirão programs, Brazil
Redevelopment of degraded existing structures	Agreement reached with landlords for building renovation	• Don't Move, Improve program, the Bronx, New York

Table 1 Main Types of Urban Upgrading and Low-Income Housing Initiatives

2.1.2 Prospects of Urban Renewal

Urban renewal reduces crime, poverty, disease and mortality through slum clearance and also Urban renewal has a wide range of benefits such as increase tourism revenues, drive urban productivity, create employment opportunities, attract increased investment, enhance housing affordability and capitalize on existing infrastructure (KPMG and Clayton Utz, 2014)

2.1.7 Benefits of urban upgrading

The benefits are simply that people obtain an improved, healthy and secure living environment without being displaced. The investments they have already made to their properties remain and are enhanced - this is significantly better than removing them to costlier alternatives that are less acceptable to them. Recognizing title and security of tenure makes a positive contribution to both the economic prospects of the poor, as well as to the national economy. Experience has shown that slum upgrading projects are associated with social and economic benefits that are particularly high. (*World Bank 2001*)

According to the (Pardo, 2011) & (United Nations 2010) shanghai manual, the main reasons for why rehabilitation and upgrading offer the most feasible solutions to the problems presented by slum and squatter settlements include:

- The burden on public funds can be considerably less than for public housing and relocation, if upgrading programs are designed using principles of affordability by the residents and the mobilization of popular action;
- The provision of security of tenure and access to credit, and people's participation in terms of savings and labour can be mobilized and directed to upgrading activities;

- Given the precarious nature of the informal sector activities (community dependency, location, etc.), relocation removes people from employment sources and reduces their capacity for economic survival; it is difficult to transplant informal sector activities to public housing and apartment blocks and expect them to survive;
- Social and economic survival of slum and squatter communities depends to a large extent on community organization and neighbourhood relationships. Relocation and public housing destroys the social fabric of poor urban settlements.

2.1.8 Challenges of Urban Renewals

As Cernea (2021) note, development induced displacement elicits impoverishment risks on displaced persons such as landlessness, joblessness, homelessness, marginalization, increased morbidity and mortality, food insecurity, loss of access to common property and services, and social disarticulation (Cernea, 2021)

Landlessness: Expropriation of land removes the main foundation upon which people's productive systems, commercial activities, and livelihoods are constructed. This is the principal form of de-capitalization and pauperization of displaced people, as they lose both natural and man-made capital.

Joblessness: Loss of wage employment occurs both in urban and rural displacements. Those losing jobs include landless laborers, enterprise or service workers, artisans, or small businessmen. Yet creating new jobs is difficult and requires substantial investments. Unemployment or underemployment among resettlers often endures long after physical relocation has been completed.

Homelessness: Loss of shelter tends to be only temporary for many resettlers; but, for some, homelessness or a worsening in their housing standards remains a lingering condition. In a broader cultural sense, loss of a family's individual home and the loss of a group's cultural space tend to result in alienation and status-deprivation. For refugees, homelessness and "placelessness" are intrinsic by definition.

Marginalization: Marginalization occurs when families lose economic power and spiral on a "downward mobility" path. Middle-income farm households do not become landless, they become small landholders; small shopkeepers and craftsmen downsize and slip below poverty thresholds. Many individuals cannot use their earlier acquired skills at the new location; human

capital is lost or rendered inactive or obsolete. Economic marginalization is often accompanied by social and psychological marginalization, expressed in a drop in social status, in resettlers' loss of confidence in society and in themselves, a feeling of injustice, and deepened vulnerability. The coerciveness of displacement and the victimization of resettlers tend to depreciate resettlers' self-image, and they are often perceived by host communities as a socially degrading stigma.

Increased Morbidity and Mortality: Massive population displacement threatens to cause serious declines in health levels. Displacement-induced social stress and psychological trauma are sometimes accompanied by the outbreak of relocation-related illnesses, particularly parasitic and vector-borne diseases such as malaria and schistosomiasis. Unsafe water supply and improvised sewage systems increase vulnerability to epidemics and chronic diarrhea, dysentery, etc. The weakest segments of the demographic spectrum—infants, children, and the elderly—are affected most strongly.

Food Insecurity: Forced uprooting increases the risk that people will fall into temporary or chronic undernourishment, defined as calorie-protein intake levels below the minimum necessary for normal growth and work.

Loss of Access to Common Property and Services: For poor people, particularly for the landless and asset less, loss of access to the common property assets that belonged to relocated communities (pastures, forested lands, water bodies, burial grounds, quarries, etc.) results in significant deterioration in income and livelihood levels. Typically, losses of common property assets are not compensated by governments.

Social Disarticulation: Forced displacement tears apart the existing social fabric. It disperses and fragments communities, dismantles patterns of social organization and interpersonal ties; kinship groups become scattered as well. Life-sustaining informal networks of reciprocal help, local voluntary associations, and self-organized mutual service are disrupted. This is a net loss of valuable “social capital,” that compounds the loss of natural, physical, and human. The social capital lost through social disarticulation is typically unperceived and uncompensated by the programs causing it, and this real loss has long-term consequences.

Destruction of existing social and community networks, expulsion of vulnerable groups and generation of adverse impacts on environments are shortcomings of urban renewal practices (Cernea, 2021)

2.1.9 Participation in urban upgrading

Participation, a key feature of today's planning theory and practice, has been the subject of strong global debate in recent years. It is a process in which people, and specially disadvantaged people, influence resource allocation and the planning and implementation of policies and programs, and are involved at different levels and degrees of intensity in the identification, timing, planning, design, implementation, evaluation, and post implementation stage of development project (Ruster, 2003).

Full participation of stakeholders in planning process of local development plan paves the way for effective implementation, since it enhances sense of ownership among key stakeholders and provides opportunities to capture the interest of the community at large. However, participation of stakeholders should go beyond formalities; rather it should provide stakeholders with opportunities to influence decisions in favor of their future. (MoWUD, 2006)

the motivations for planning a participatory approach in slum upgrading program may emanates when the following results are needed (Ruster, 2003)

- Safeguarding stakeholder collaboration through demand responsiveness and open channels in order to enhance feasibility of the upgrading project;
- Enhancing community labor or financial contributions so as to overcome resource constraints;
- Ensuring informed decisions of the project management by using local information and know-how
- Improving the odds for future cost recovery, by promoting stakeholders' cost consciousness and fostering in them a responsible relationship to urban services and infrastructure;
- Enhancing sustainability of the project by ensuring stakeholder ownership, making information available and developing local capacities, which will strengthen the odds for further development initiatives in the outcome;
- Enhancing accountability and transparency in the management of public funds; and
- Encouraging democratization and decentralization of resource allocation.

2.2 Empirical literature review

2.2.1 Urban upgrade in Addis Ababa context

Addis Ababa is the capital of the Ethiopia located in the central highlands of Ethiopia at an elevation of 2400 m covering 54,000 hectare of land (Weldeghebrael, 2011). It is the seat for African Union United Nations Economic Commission for Africa. It is also home to several international organizations, embassies, consulates. According to a 2007 census the city has a total population of over 2.7 million (Central Statistical Agency of Ethiopia (CSA, 2013). Addis Ababa being the commercial, industrial and service hub is a melting pot for people who come from different corners of the country (Elias Yitbarek 2008).

Owing to its indigenous settlement Addis Ababa is haphazardly developed with substandard housings and poorly serviced neighbourhoods particularly in the inner-city (UN-HABITAT, 2007).

Addis Ababa, has maintained its spontaneous and organic character throughout its development starting from an agglomeration of villages into a modern capital and metropolis. (Birru, 2014) However, the situation in the inner-city areas have become worse due to many years of neglect and overcrowdings which are sub-standard housing with little or basic municipal infrastructure services; limited resources for improvement of dwellings and engagement in home-based small businesses and informal activities.

The extensive urban redevelopment of Addis Ababa began in 2008. (Soressa & Hassen, 2018) The first of its projects was the Sengatera-Firdbet Phase-I commonly known as, the "Lideta Urban Redevelopment Project," which covers an action area of 26 hectares of land. In addition to its contribution in improving the housing and infrastructure conditions of the city, the project also functioned as a pilot for other urban renewal interventions that followed in different locations of the city's core area. Currently, the IHDP component of the Lideta project is completed, and most of the housing and commercial units have been transferred to private owners. The majority of the privately-funded constructions within the intervention area are in their final stage.

According to the Land Development and Urban Renewal Agency of Addis Ababa, 23 urban renewal projects with a total area of roughly 392 hectares were begun between 2008 and 2015 in Lideta, Kirkos, Arada and Addis Ketema sub cities. The total number of households affected

by these projects exceeds 25,000, out of which around 75% were previous tenants of kebele housing. (Soressa & Hassen, 2018)

The local development planning of the Lideta pilot project was carried out by the Addis Ababa Urban Planning and Information Institute in 2009 (Soressa & Hassen, 2018). As part of the planning process, socioeconomic and physical studies were conducted. In addition to analysing the existing situation, the study included issues such as the residents' willingness to be part of the redevelopment and their preferred type of housing units (number of bedrooms). This indicates an original assumption of onsite relocation and construction of some of the condominiums based on the results of the survey. However, except for a few households, neither the onsite resettlement nor the proportioning of housing units based on residents' preferences was incorporated into the design programmes of the neighbourhood or its typologies. Attempts were made by the city administration to engage the community in decision-making regarding other issues of the renewal process.

Sub city	Name of project	Area (Ha)	Started (Year)	Total number of household	Tenure before resettlement		
					private	Kebele	ARHA
Lideta	Firdbet (Lideta)	26	2008	1,442	373	1,018	7
	Sengatera	17	2010	619	78	496	25
	Shebele	10.43	2013	428	53	284	91
	Tekle-Haimanot	33	2014	2733	536	2100	97
Kirkos	Sheraton Expansion	25	2009	1944	473	1471	-
	ECA Expansion	2	2009	321	81	174	-
	Africa Union 1	23	2009	145	33	109	3
	Africa Union 2	12	2010	639	141	476	22
	Wolo Sefer	9.8	2008	537	180	346	1
	Meskel Megbia	3.2	2008	223	26	198	-
	Kazanchis 2	26	2012	687	145	474	68
	Kazanchis 3	23	2013	2793	524	1833	100
	Felege - Yordanos	17.1	2014	909	163	849	17
Arada	Basha W olde 1	27	2009	1640	262	1027	53

	Basha W olde 2	14	2009	1319	270	713	12
	Aroge Kera 1	9	2011	1874	168	935	3
	Aroge Kera 2	45	2013	1246	224	841	181
	Sheraton Expansion	17	2009	1342	389	985	4
	Parliament Expansion	4	2009	319	70	259	5
	Dejach Wobe	11.6	2014	762	121	568	70
	America Gibi 2	6.7	2014	218	33	172	13
	Gedam Sefer	13.9	2014	1012	147	685	93
Addis Ketema	America Gibi 1	16	2014	1949	256	1345	182
Total		391.7 3	2008- 2014	25,101	4,746	17,35 8	865

Table 2 Urban redevelopment projects that started between 2008 and 2015 (2001 & 2007 EC)

Source: The data from the agency does not specify the tenure situation of 2, 132 households prior to their resettlement. (Soressa & Hassen, 2018)

2.3 Lessons drawn from the review

Urban upgrading in developing countries was and is being considered a luxury but it is not in one way or another, we are being affected by slum. So that to improve the living and working conditions of the urban poor by improving infrastructure and services, by create job opportunities for the urban poor and the unemployed, especially through labor - intensive methods for project implementation, to ensure public participation in all essential neighbourhood upgrading activities, including problem identification, project design and implementation; and also to enable the communities to own and manage upgraded or newly built infrastructure and services.

2.4 Research Gaps

In most of the literature review, the studies were made in the developed countries of the world, especially African countries are not visible in the arena of contribution of urban upgrading studies. And also, most of the studies focused on defining upgrading and what cause. they didn't go deep into the challenges and prospects of urban upgrading on the community in general.

CHAPTER THREE

3 MATERIALS AND METHODS

3.1 The Paradigm of This Research

Research Paradigm

The research paradigm for studying the challenges and prospects of urban upgrading in the context of the Lideta area can be characterized by a combination of qualitative and quantitative research methods. This mixed-methods approach allows for a comprehensive understanding of the complex issues associated with urban upgrading.

Qualitative research methods will provide in-depth insights into the experiences, perspectives, and social dynamics of the residents and stakeholders involved in the urban upgrading process. This can include methods such as interviews, focus groups, and ethnographic observations. These qualitative approaches will help capture the nuances of the challenges faced by the residents and provide a deeper understanding of their lived experiences.

Quantitative research methods, on the other hand, will enable the collection and analysis of numerical data to quantify and measure various aspects of the urban upgrading project. This can involve surveys, questionnaires, and statistical analysis. These quantitative approaches will provide quantitative indicators and data that can be used to assess the impacts of the urban upgrading project, such as changes in economic indicators, access to services, and overall quality of life.

By combining qualitative and quantitative methods, researchers can gain a holistic understanding of the challenges and prospects of urban upgrading. This paradigm allows for triangulation of data, which enhances the reliability and validity of the research findings. Additionally, it enables the integration of both subjective and objective perspectives, ensuring a more comprehensive and nuanced analysis of the urban upgrading process.

Overall, the research paradigm for studying the challenges and prospects of urban upgrading in the Lideta area will involve a mixed-methods approach, combining qualitative and quantitative research methods to provide a comprehensive and multidimensional understanding of the topic.

3.2 Description of the study area

The study area is located in Addis Ababa, the capital city of Ethiopia. Specifically, it focuses on the Lideta sub-city, known as 'Sengatera-Firdbet' in Wereda 08. Lideta is one of the sub-cities within Addis Ababa, and Sengatera-Firdbet is a specific neighbourhood or "wered" within the Lideta sub-city. Geographical Location of the site is situated in the western part of the main center of Addis Ababa. It is approximately 1 kilometre away from the historic Lideta Church, a prominent landmark in the area. The study area, covers a total area of 26 hectares. It is a relatively compact urban area with a mix of residential, commercial, and administrative activities. One of the notable features is its adjacency to the highly influential Merkato business center. Merkato is one of Africa's largest open-air markets, known for its bustling trade and commercial activities. The direct access and close proximity to Merkato make it function more as a commercial hub.

The study area is well-connected and highly accessible within Addis Ababa. It is situated adjacent to the East-West axis and is bordered by three other arterial streets, enhancing its connectivity to other parts of the city. And the land use and Urban Function of the site Given its location near Merkato and its accessibility, Sengatera-Firdbet is primarily known for its commercial functions. It hosts a variety of businesses, shops, and trading activities, making it a significant commercial center in the city. However, it also contains residential areas where residents live and work in close proximity to the commercial activities.

Population and Demographics the study area is likely to have a diverse population, reflecting the urban diversity and cosmopolitan nature of Addis Ababa. It is home to both long-term residents and migrants who are drawn to the area due to its commercial opportunities. About infrastructure and services is being close to the city center and the Merkato business center, Sengatera-Firdbet likely enjoys relatively better infrastructure and access to essential services such as transportation, healthcare facilities, and educational institutions. The study area was home for 1,070 households and up to 6,000 people living within them. The area has diverse housing tenure arrangement, 932 Kebele houses (public rental housing), 323 privately-owned houses and 55 housing administration houses.

Urban Development and Upgrading is the study area's inclusion in the research focuses on its experience with urban upgrading initiatives. This may involve infrastructural improvements, housing upgrades, and other urban development projects aimed at enhancing living conditions, infrastructure, and the overall quality of life for the residents.

Overall, the study area of Sengatera-Firdbet in the Lideta sub-city presents a dynamic urban environment with a mix of residential and commercial activities. It holds significant importance due to its proximity to the influential Merkato market, and its inclusion in the research provides valuable insights into the challenges and prospects of urban upgrading in a vibrant urban setting within Addis Ababa.

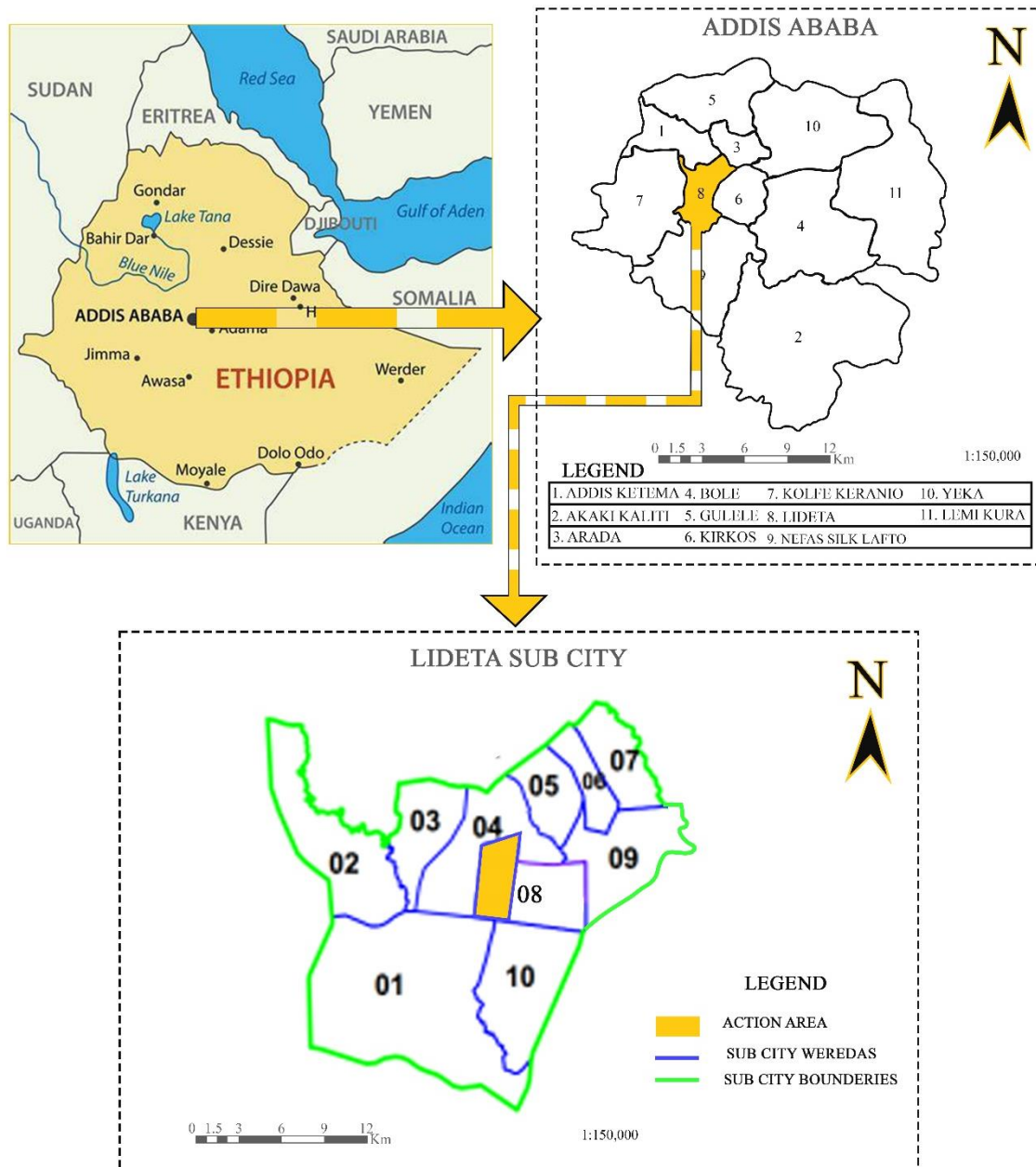


Figure 1 Location map

3.3 General description of methods and design

Research design Case study is a research process that tries to give guidelines to local situations and helps to understand the existing local situation. This method is the most commendable and selected, since it allows having a closer contact with the actual situation. The research will use the mixed-method approach that combined qualitative (case studies) and quantitative (questionnaire, survey)

3.4 Source of Data

For this particular research, primary and secondary data sources were used. Primary data sources included observation, questionnaire surveys, and personal interviews.

Secondary data was also collected from various sources, including articles, the project plan and guidelines, proclamations and regulations of the federal government and Addis Ababa City Administration, as well as operational manuals. Additionally, data was obtained from different records of the upgrading projects provided by the Urban Planning Office of Lideta sub-city.

These primary and secondary data sources were essential for gaining a comprehensive understanding of the challenges and prospects of urban upgrading in the Lideta area.

3.5 Sampling Technique

For this specific study, both probability and non-probability sampling techniques were used. In the probability sampling technique, simple random sampling was used because the research demands participant from the study areas which are performing their normal daily chores.

In the non-probability sampling technique, purposeful sampling was used. Purposeful sampling is selecting a strategically and purposefully portion that has a higher degree of information (Information-rich cases). (Patton, 2002). Information-rich cases are those from which one can learn a great deal about issues of central importance to the purpose of the inquiry (Patton,2002).

Architects, urban planners and Addis Ababa city administration planning commission workers are information-rich. Their expertise in the field of study will have a greater advantage to the outcome of this research. In this research from Lideta sub city urban planning institute expertise will be selected for interview to get expertise wise.

No	Expertise	Total number in Addis Abeba	sample	Respondents
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1.	Addis Abeba city administration urban renewal officers	5	5 of 5	officers
2.	Lideta sub city urban renewal officers	15	15 of 10	officers
Total			15	

Table 3 The sample size of expert respondents

3.6 Target population

The target population for this research will be resident who work and live in the selected 11 locations in all 11 sub-cities of Addis Ababa and also expertise who has a background in urban design or urban upgrading workers who have been purposefully selected and also Residents who are lived before relocation in Lideta area. Those who are selected for their expertise must be ones who live in Addis Ababa. There were three options for private home owners - a substitute land (around Koshe and Hanna Mariam) with money or condominium, for government home owners - a substitute government home or a condominium the sites were Goffa and Gotera condominium.

3.7 Sample size Determination

In the sample sizing process, the first thing is to determine the target population size. There are two groups of populations in this study residents in the selected areas and experts who have back ground in urban design.

For the residents in the study area, the sample sizing process will be determined using Cochran's formula because the population size exceeds 6000 and Cochran's formula is commonly used for determining sample size in situations where the population size is relatively small and the desired level of precision is known. The study area was home for 1,070 households and up to 6,000 people living within them.

$$n_0 = \frac{Z^2 pq}{e^2}$$

Where: "e" is the level of precision (i.e., the margin of error), "p" is the (estimated) proportion of the population which has the attribute 0.5, q is one minus the value of "p". The "z" value is found in a Z table.

For this particular research, $p = 0.5$. with 95% of the level of confidence, and 5 percent precision. The 80 % confidence level gives us Z values of 1.28, per the normal tables, so we get

$$n_0 = \frac{(1.96)^2 \times 0.5 \times 0.5}{(0.05)^2}$$

$$n_0 = 385$$

Therefore, in simple random sampling the sample size is to be 385 based on the Cochran formula.

3.8 Data Collection Technique

No	Objective to be met for this research	Data collection technique used	Description
1.	To identify the major driving factors for the urban upgrading of the study area	Observation, questionnaire, and interview	The main data collection tools employed here were questionnaires and interviews for the reason that the respondents will rely on the most accurate causes. In addition to those two techniques observation was used to support the arguments.
2.	To analyse the major challenges of urban upgrading in the study area	Questionnaire, visual comparison, and interviews	Because of the subjectivity of this objective the main tool used was a questionnaire which will allow the researcher to get the wide variety of challenges of urban upgrading.
3.	To evaluate the Pros and cons of the urban upgrading in the study area	Questionnaire, and interview	To identify understand and describe the pros and cons of urban upgrading in the study area.

Table 4 Data collection techniques used

Because of the subjective manner of the study, most of the data collected will be qualitative dates. But as expressed in the objective of this study one of the aims of this research is the assessment of urban upgrading in Addis Ababa the case of the Lideta area. For this reason, some quantitative data collection methods will be applied. The study employed in-depth interviews, desk reviews, and archival research.

i. Qualitative Data Collection Technique

Field observation

The data were gathered on-site observation on the main areas of consideration through the process of the general research time by creating opportunities which help to know and understand the current status of the study area in order to reveal the physical condition of the selected study area and to be able to gain a richer understanding of the phenomenon in its natural setting.

It is important to conduct direct field observation because of three different reasons;

First: To understand and describe the character of the newly built area in relation with urban sustainability indicators.

Second: To compare and contrast the LDP and subdivision plan of the study area.

Third: To identify the gap between the plan and implementation of the project area.

Photography

Visual interpretations were performed on the main base data of the research. The purpose of performing photography in the process of data capturing is to support the analysis; to understand the density of development in the study area; the physical characteristics of the study area; to compare and contrast the study area before the redevelopment and after; to understand the root cause of the compact development in the study area whether it is due to planning or at the implementation stage and to identify the allocated space for different land uses are implemented or not.

Interview

interviews involve one-on-one conversations between the researcher and participants. These interviews are semi-structured or unstructured, allowing participants to share their perspectives, experiences, and insights in a detailed and open-ended manner. The researcher can probe deeper into specific topics to gain rich qualitative data.

Questioner

The questioner will be prepared by the researcher and communicated with the research participants via google forms and also hard copy. In the questioner's research participants will deliver their attitude towards the challenges and opportunities of urban upgrading in the study area. The reason for using google form is to address a maximum number of participants.

i. Quantitative Data collection techniques

Although it is difficult to get quantitative data about urban upgrading without the biased insight of the research participants. The researcher will try to get the data through questioner, interviews, and relevant field surveys.

3.9 Data Analysis Techniques

Data gathered from interview, questionnaires, observation and focus group discussion were analyzed in two major ways. Those are qualitatively and quantitatively.

Respondents were give non-quantifiable data through interview, open ended questionnaires, observation and focus group discussion. These responses were composed, organized and analyzed in words (narration). But data gathered through close ended questionnaires were analyzed in quantitative (numerical ways).

While analyzing quantitative data SPSS (statistical Packages for Social Science) version 20.0 was employed. Then, the analyzed data was presented in tables as well as there is word analysis under each table. Finally based on results interpretation was done, conclusion and recommendation were drawn.

3.10 Ethical Consideration

Participants of the study will inform about the objectives of the study emphasizing that the data will be used only for the intended academic purpose. The data was collected by employing various techniques with the consent of the participants of the study. Careful attention was given regarding respecting the rights, needs, and values of the study subjects, and maintaining confidentiality of the data and acknowledging sources of information.

CHAPTER FOUR

4. DATA ANALYSIS AND DISCUSSION

4.1 Introduction

This chapter deals with the analysis of data gathered from the respondents through questionnaires, interview and observation. As it was discussed in chapter three, the researcher has collected data related with urban renewal induced displacement and resettlement on the economic and social life of displaced people from Lideta to Nefas silk lafto sub city, Kolfe keranyo sub city and Akaki kaliti sub city was collected from displacees and urban renewal officers. Data gathered from those sources were analyzed by frequency, percentage and correlation if it is necessary. The final outputs of the result were presented in tabular form and graphs, and under each table and graph it is analyzed by word.

4.2 Personal Data of Respondents

Sex and age composition of the Respondents

The sex composition of the respondents presented in figure 4.1. According to figure 4.1 form the total 385 respondents 228 were male which makes 59.2 percent, and the rest 157 were women which makes 40.8 percent of the total.

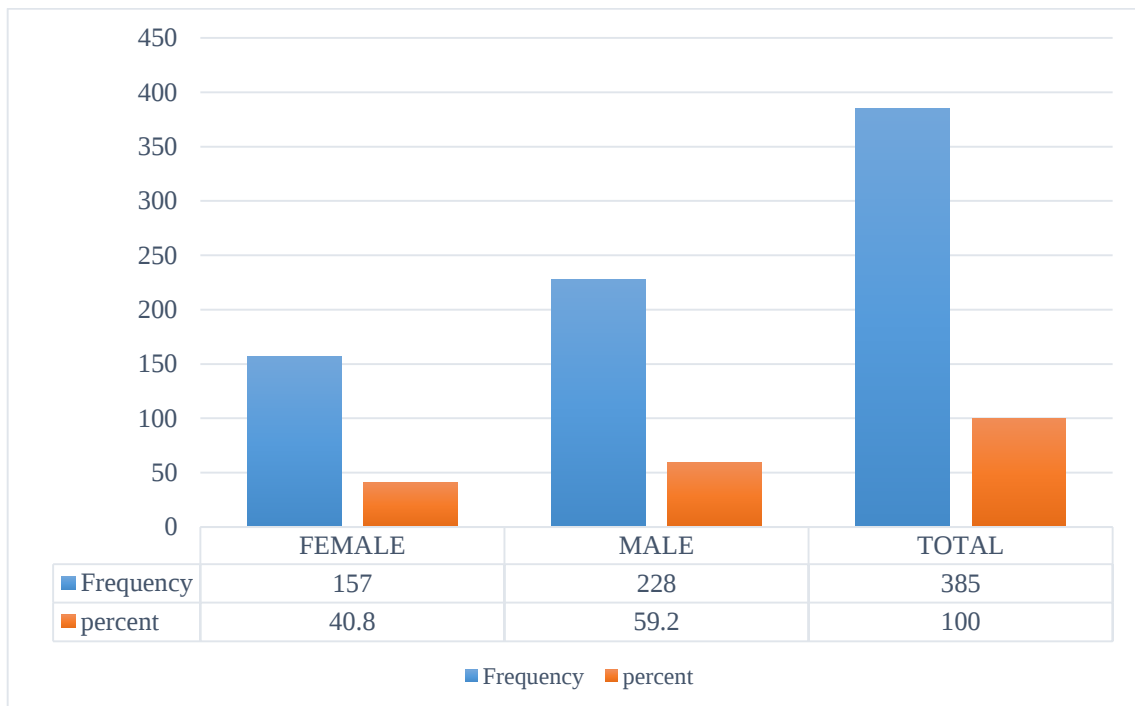


Figure 2 Sex composition of respondents

As to the age composition of the respondents, from the total 385 respondents, more than half of them were young adult, which are under the age group of 30-35, with a total number of 200 that makes them 51.9 percent of the total, the second biggest age group is the age between 26 and 30 with a total number of 111 with a percentage of 28.8, the third biggest age group that filled this questionnaire was the age group between 31 and 35 with a total number of 39 that makes this group 10.1 percent of the total, the rest age groups that volunteered for this questionnaire were between the age of 36 and 40 with a total number of 22 and 5.7 percent of the total, 41 and 45 with a total number of 3 and 0.8 percent of the total and 46 and 50 with a total number of 2 and 0.5 percent of the total. The last remaining 8 questionnaires were filled by volunteers with the age group above 50 years of age.

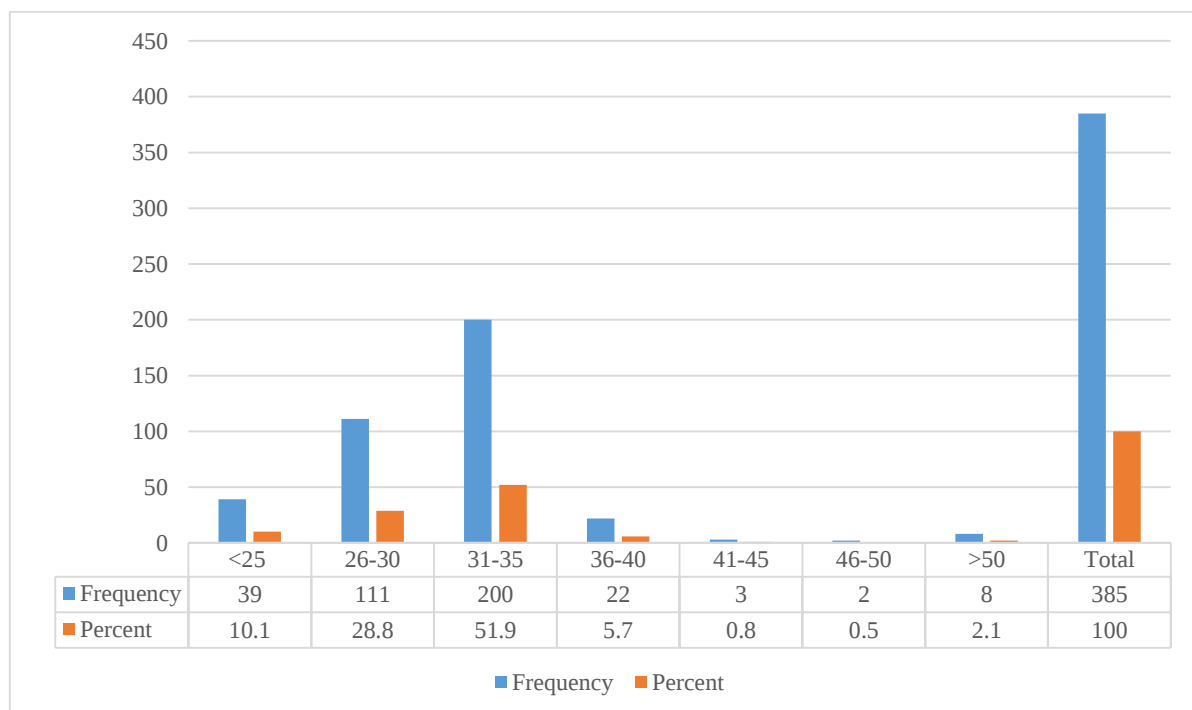


Figure 3 Age composition of respondents

The qualification and occupation of the Respondents

From the total 385 questionnaires, most were filled by those with a degree certificate with a total number of 243 which is 63.1 percent of the 385, the second biggest group was volunteers that have a High school diploma with a total number of 94 which is 24.4 percent, the third biggest group based on the educational background was the group with the master degree with a total number of 26 which is 6.8 percent, the rest of the questionnaires were filled by 2 volunteers with the Ph.D. degree with 0.5 percent and finally the rest 20 were people without any higher educational background which makes them 5.2 percent of the total. . On behalf of

	PhD	Masters	Degree	High school diploma	Work experience	Total
Displacees	2	26	243	94	20	385
Percent of Displacees	0.5	6.8	63.1	24.4	5.2	100
Urban renewal officers		4	11			15
percent of Urban renewal officers		26.6	73.4			100

■ Displacees ■ Percent of Displacees
■ Urban renewal officers ■ percent of Urban renewal officers

Concerning to the occupation of the respondents, From the total 385 questionnaires, most were filled by those who current work, at NGO a total number of 69 which is 17.9 percent of the 385 and before the displacement 12 which is 3.1 percent, the second one is government work with a total number of 211 which is 54.8% and before the resettlement a total number of 128 which is 33.2 percent, and the third one is private job 74 which is 19.2 percent and before the resettlement 163 which is 42.3. The final one is unemployed with a total number of 31 which is 8 percent and before the displacement unemployed number is 82 which is 21.2 percent

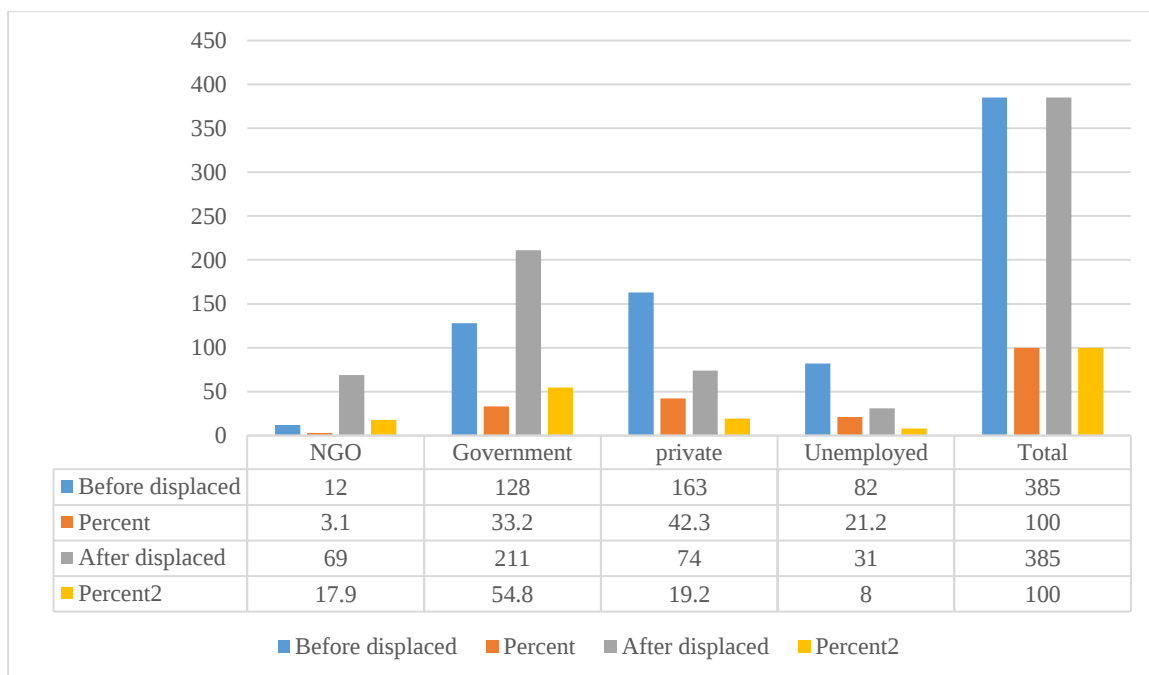


Figure 5 Job of the respondents

Current Place of Residence, Sub-city

From the total 385 questionnaires, most were filled by those who current places of residence, Nifas Silk - Lafto sub city a total number of 202 which is 52.46 percent of the 385, the second biggest was lived in Kolfe Keranio sub city with a total number of 175 which is 45.45 percent, and the final group based on the Current Place of Residence, Sub-city is Lideta sub city with a total number of 8 house hold which is 2.07 percent.

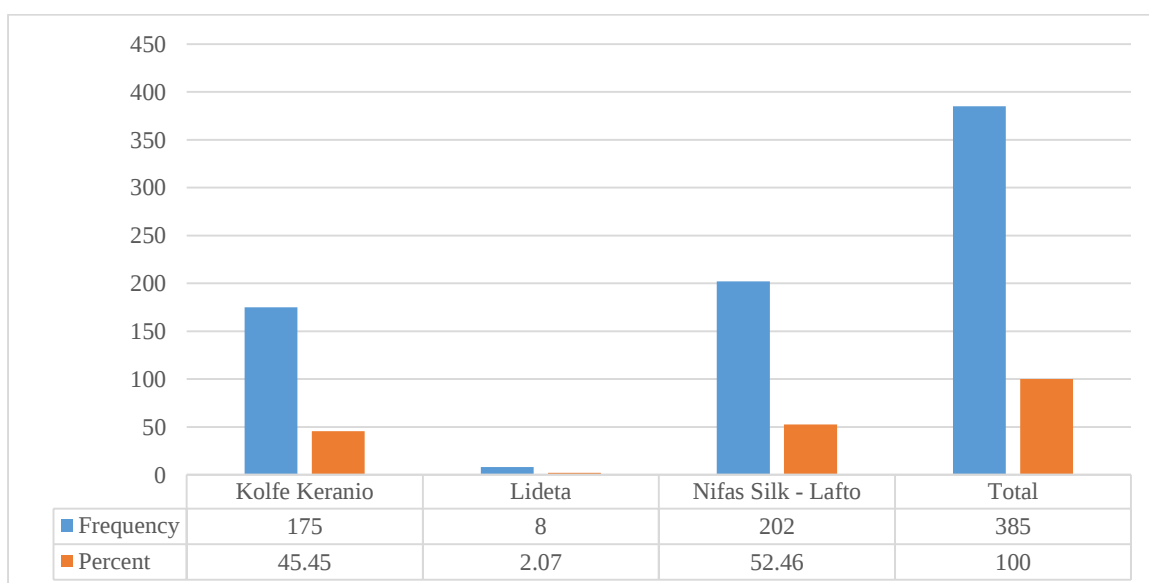


Figure 6 Current Place of Residence, Sub-city

Household size

From the total of 385 questionnaires, most were filled by those 1-4 family size with a total number of 197 which is 51.1 percent of the 385, the second biggest group was 5-9 family size the total number of 164 which is 42.5 percent out of 385, the third biggest one is 10-14 families with a total number of 24 which is 6.2 percent out of 385.

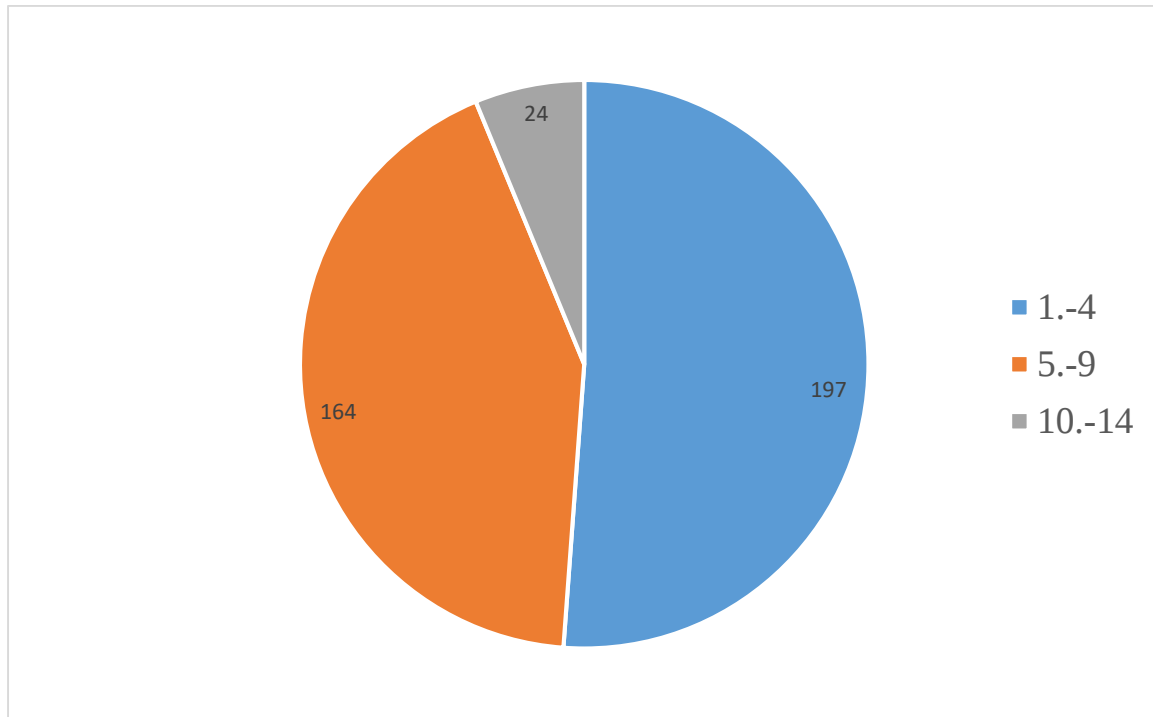


Figure 7 Household size

Living standard in the place of resettlement

Among the conducted survey on their Respondents' living standard before in the place of resettlement from a total number of 385 questionnaires, most were filled by those living standard is worse a total number of 218 which is 55.6 percent, the second one is those living standard is low a total number of 101 which is 26.2 percent, and the third one most where filled by those living standard is medium a total number of 58 which is 15 percent, the final one is those are their living standard is high a total number of 8 which is 2 percent.

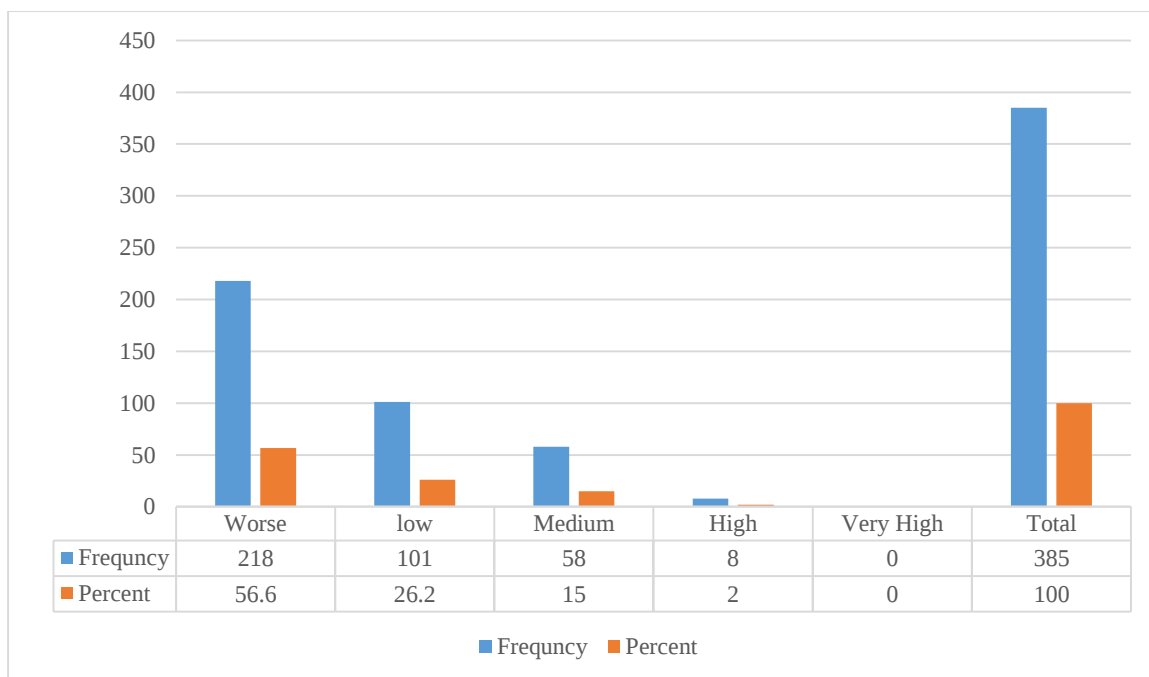


Figure 8 Living standard is in the place of resettlement

Factors of urban upgrading

From the survey conducted out of 385 questionnaires, 95 respondents which is 24.6 percent indicated the lack of infrastructure as a factor in the upgrading of the city, 84 respondents which is 21.8 percent indicated that the congested road network is a factor in the upgrading of the city, 80 respondents which is 20.7 percent indicated that the lack of social services is a factor in the upgrading of the city, 53 respondents which is 13.7 percent of the survey results indicate that slums and dilapidated buildings are the reason for the upgrading of the city, the remaining 73 respondents which is 18.7 percent indicated that society's perception towards crime is a factor for the upgrading of the city in the study area. This means that most of the respondents believe that lack of infrastructure, congested road network, lack of social services, slums and dilapidated buildings, as well as crime and unemployment are factors for urban upgrading.

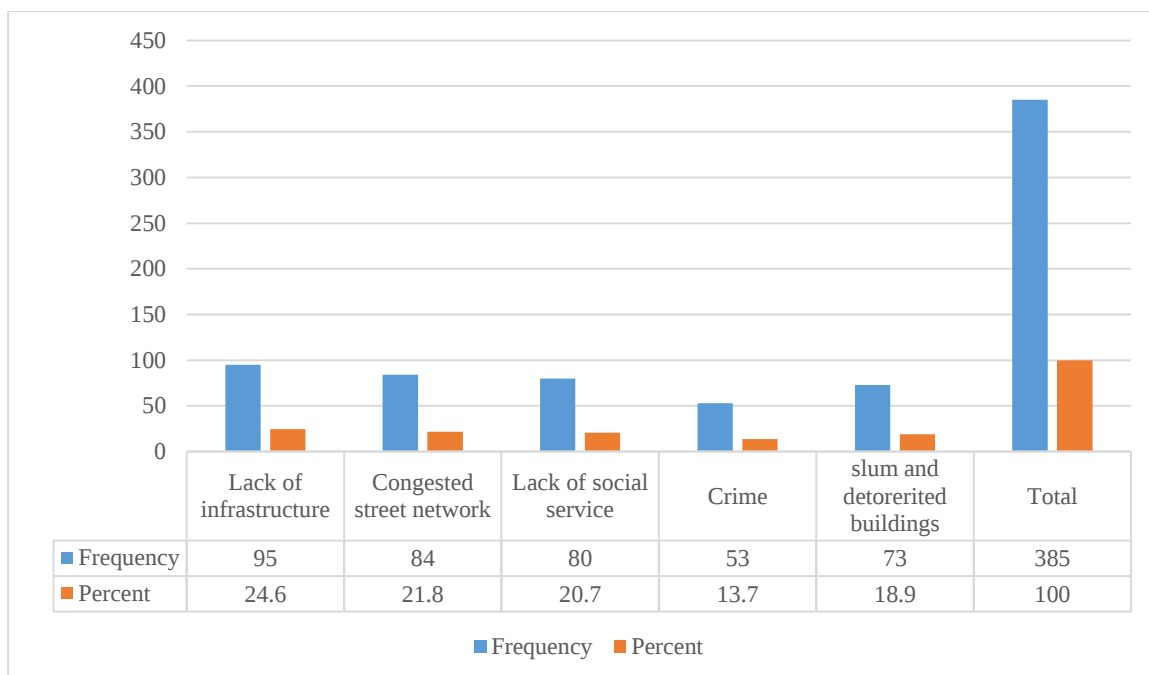


Figure 9 Factors of urban upgrading

Reasons of resistance to new settlement area

out of the 385 questionnaires of the displaced persons, 220 respondents, which is 57.1 percent, stated that the longing for the life in the place of origin, 81 respondents which is 21 percent, that the loss of social life was the reason for their resistance to the move from Lideta to the new settlement area, 56 respondents which is 14.5 percent indicated that inaccessibility of the destination was a reason for their resistance to move from Lideta to the new settlement area, and 28 respondents which is 7.2 percent, indicated that market fluctuations were a reason for their resistance to move from Lideta to the new settlement area.

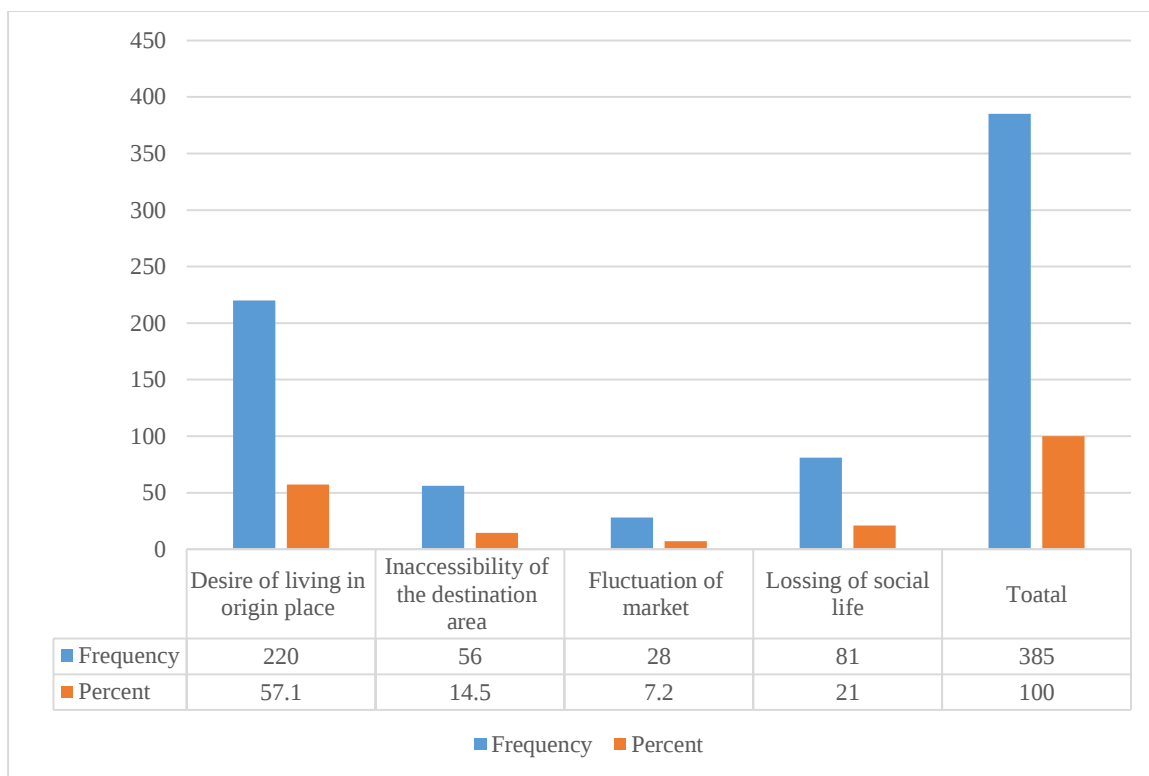


Figure 10 Reasons of resistance to new settlement area

Reasons uncomfortable about living in this resettlement area

Out of the 385 respondents who participated in the survey, 216 respondents which is 56.1 percent indicated that it was inconvenient to live in the area as strangers, 54 respondents which is 14.0 percent indicated that the lack of sustainable economic opportunities was one reason why to feel un comfortable in the resettlement area, 99 respondents which is 25.7 percent indicated that lack of social infrastructure were the reasons why they feel uncomfortable in the resettlement area, 16 respondents which is 4.1 percent indicated that the lack of support from the government and other high-level officials was a reason why they did not feel un comfortable in this resettlement area.

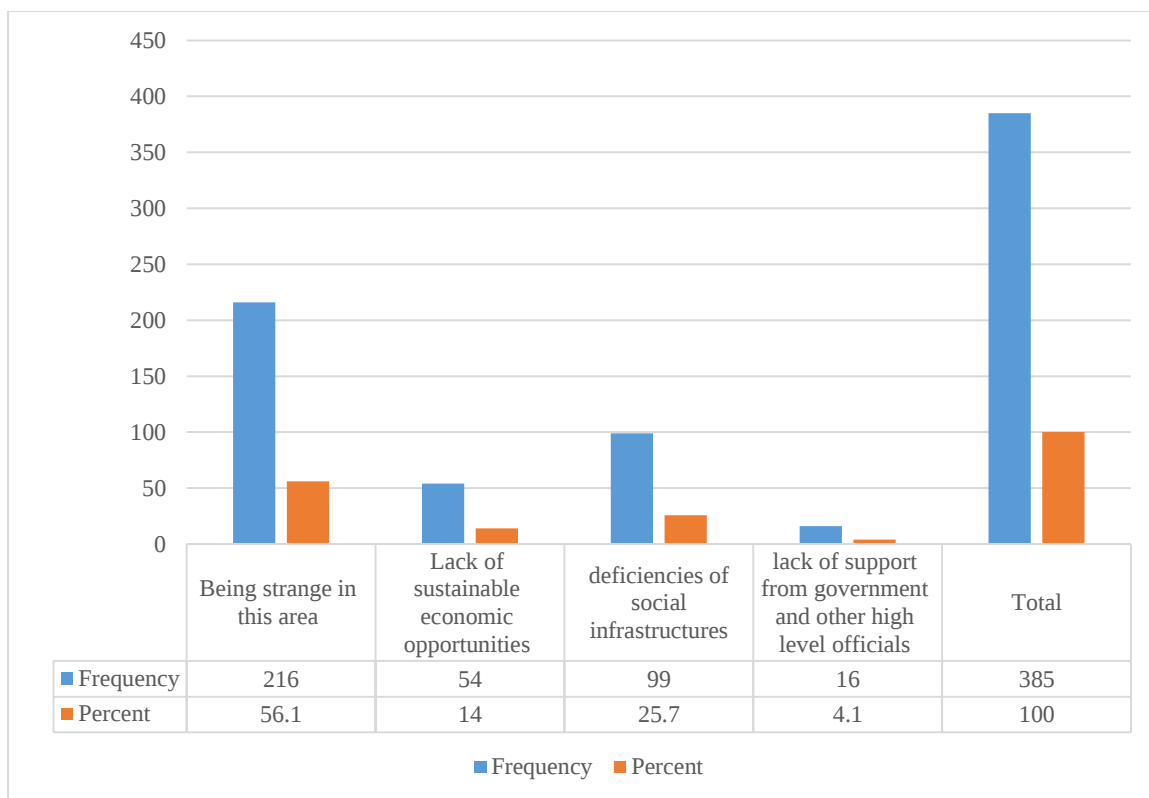


Figure 11 Reasons uncomfortable about living in this resettlement area

Preconditions set by the government did for the displacees

Out of the 385 questionnaires, all 385 respondents which is 100% percent responded that there were no preconditions that the government met for the displaced persons before they were displaced from their original place of residence in terms of providing training for the displaced persons to create jobs in the project, providing an opportunity to participate in the project, organizing a business association, and providing a loan for the displaced persons to operate their own business in the new relocation site.

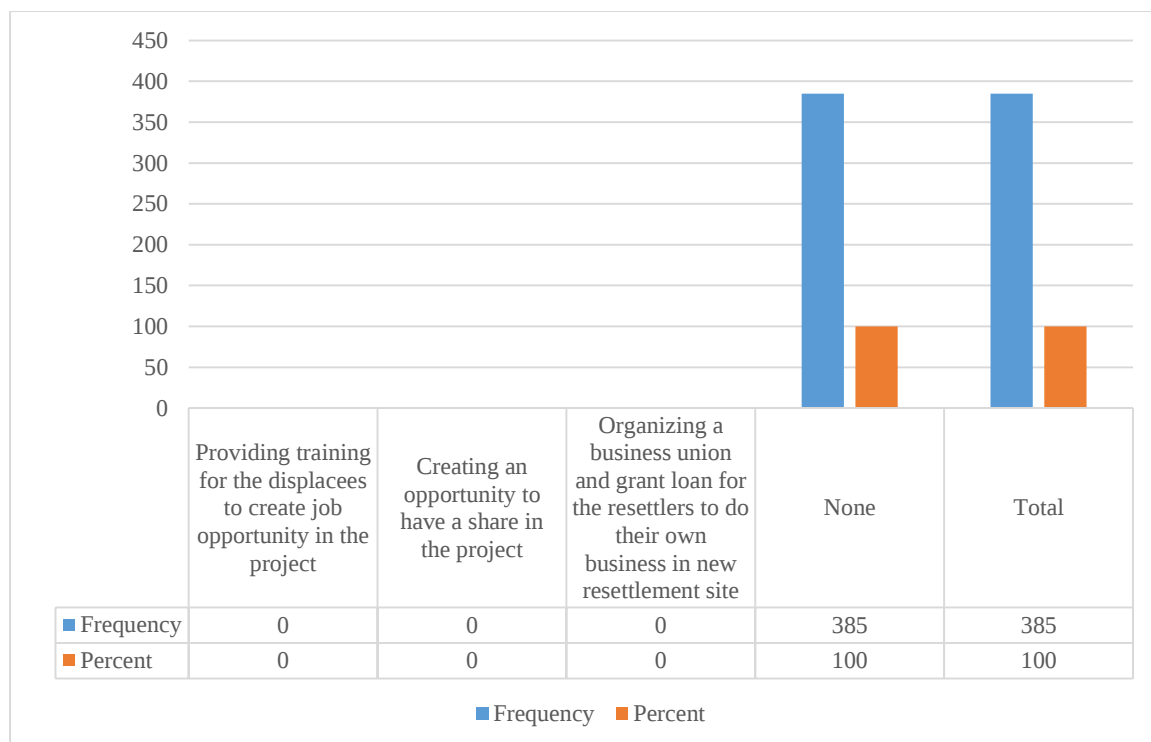


Figure 12 Preconditions set by the government for the displacees

Problems Faced at the resettlement area

From the total 385 questionnaires, 71 respondents which is 18.4 percent faced financial problems, 94 respondents which is 24.4 percent faced transportation costs, 46 respondents which is 11.9% percent faced lack of a business centre, 139 respondents which is 36.1 percent faced unemployment, 35 respondents which is 1.9 percent faced lack of a suitable job.

In addition, the data obtained from the interviews show that the displaced people faced various problems during the displacement and after the resettlement, such as substandard houses, shopping centres, prices of condominiums, transportation costs, additional costs for furnishing and equipment, etc...

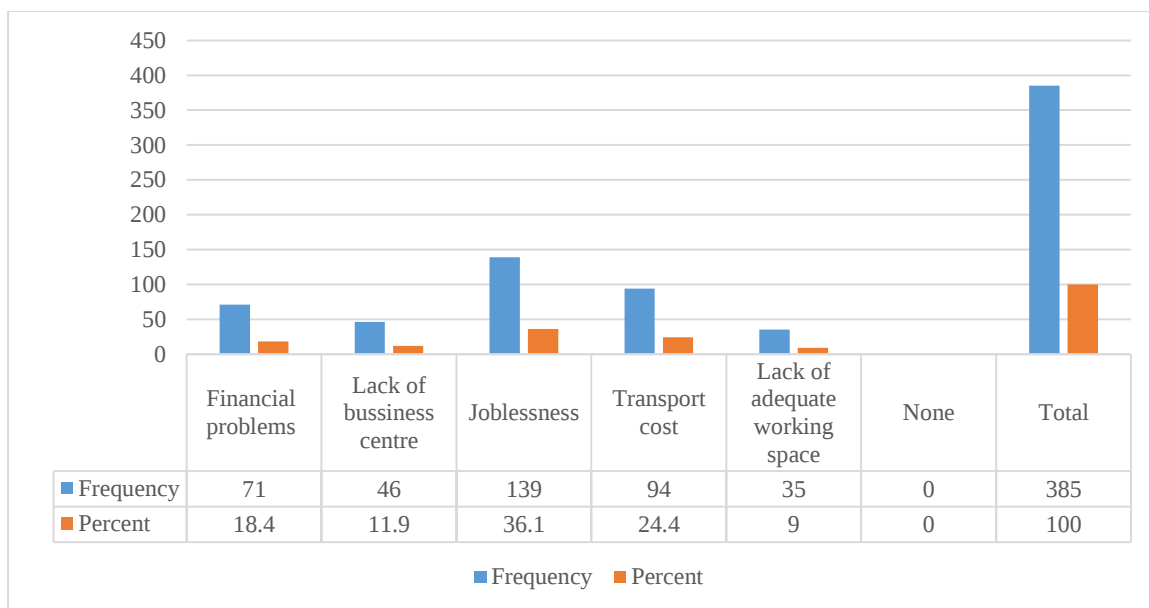


Figure 13 Problems Faced at the resettlement area

Social and Neighbourhoods Status of Displaces in Place of Resettlement

From out of 385 respondents who have moved their residence, 280 respondents which is 72.7 percent answered that they perform all social and neighbourhood activities of the society as they were previously performed in their original place, 37 respondents which is 9.6 percent respondents answered, that they do not perform all social and neighbourhood activities of the society as they were previously performed in their original place, 68 respondents which is 17.6 percent answered that they are not sure if they perform all social and neighbourhood activities of the society as they were previously performed in their original place.

Totally, most of the respondents are exercising all social and neighbourhood activities such as Edir, Ekub because of they have no option to loss it. Because of that they started and continue social life activities.

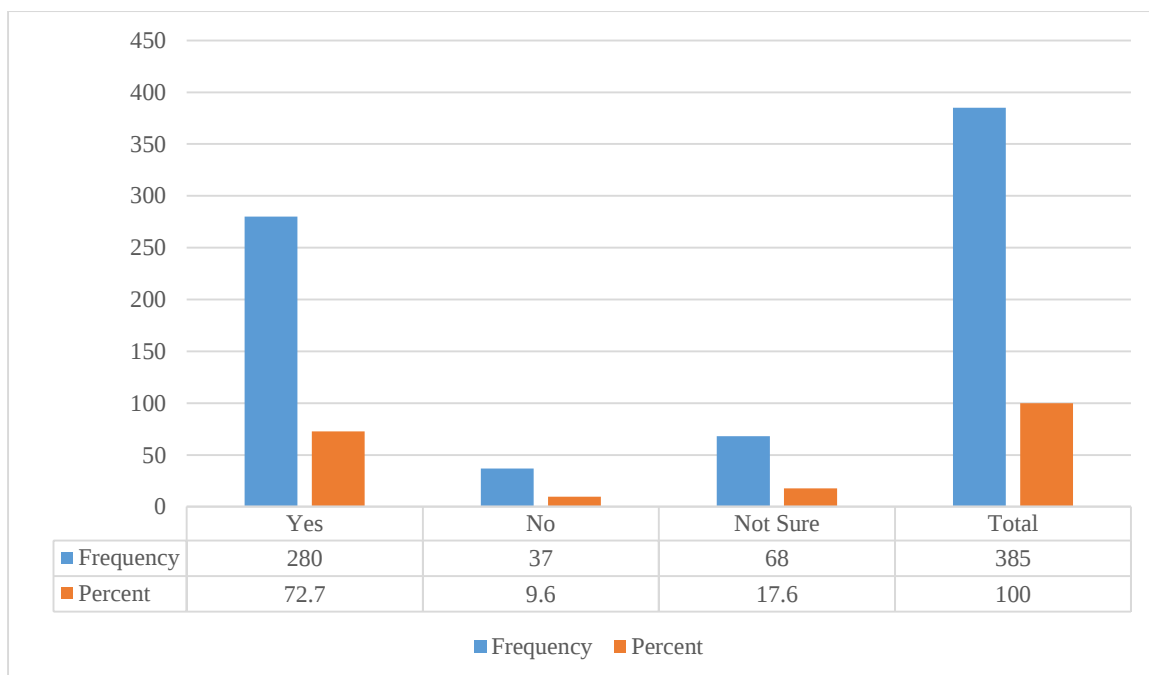


Figure 14 Social and Neighbourhoods Status of Displaces in Place of Resettlement

Changes in old neighbourhood

Of the 385 (100%) respondents who moved, all 385 respondents which is 100 percent indicated that there is currently a high standard of living in the old neighbourhood, a good business district in the old neighbourhood, better quality housing in the old neighbourhood, better infrastructure in the old neighbourhood, and good green space and parks in the old neighbourhood.

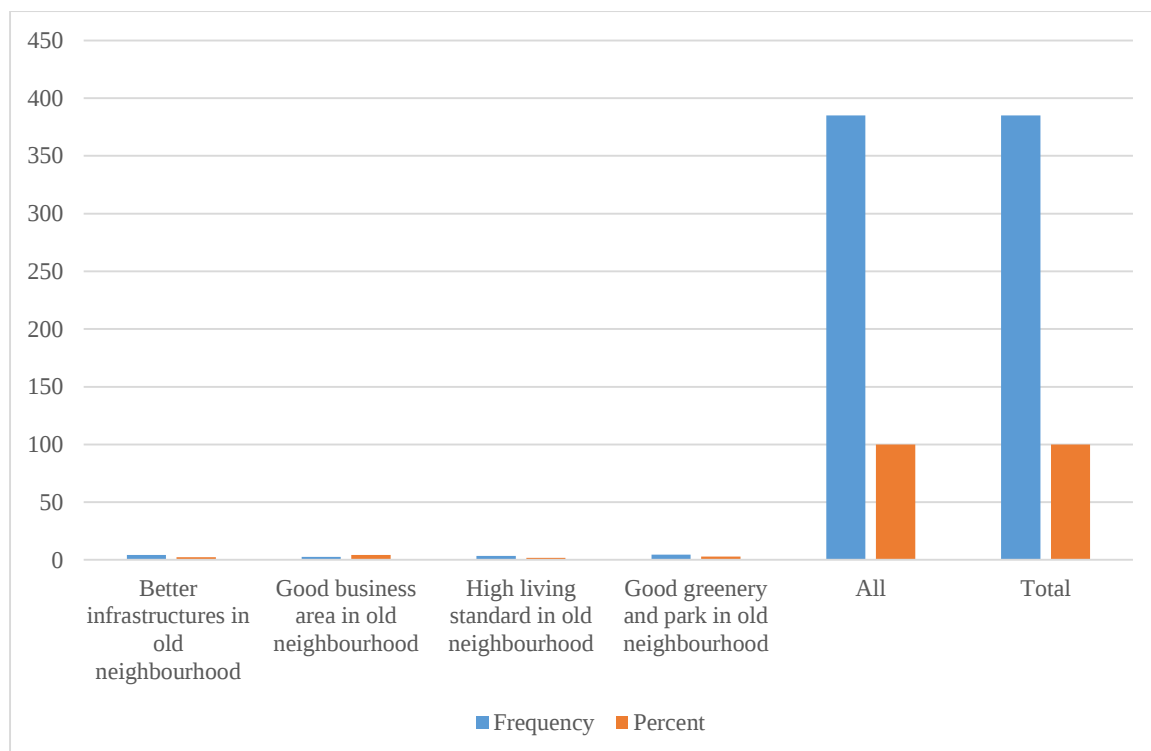


Figure 15 Changes in old neighbourhood

Rating (Multipurpose questionnaires)

From Table 4.1, 385 displaced respondents, 179 respondents which is 46.4 percent and 206 respondents which is 53.5 percent answered consequently the urban renewal positive impact after the redevelopment of the site for driving urban productivity is high and very high, From 385 respondents, 201 respondents which is 52.2 percent and 56 respondents which is 22.3 percent and 98 respondents which is 25.4 percent answered consequently that the urban renewal positive impact after site redevelopment for driving employment opportunities is medium, high and very high, from 385 respondents, 121 respondents which is 31.4% percent, 178 respondents which is 46.2 percent and 86 respondents which is 22.3 percent answered consequently that the positive impact of urban renewal on increasing investment after site transformation is medium, high and very high, from 385 respondents, 120 respondents which is 3.1 percent, 194 respondents which is 50.3 percent and 71 respondents which is 18.4 percent answered consequently that the positive impact of urban renewal after site transformation on improving housing affordability is low, medium and high, from 385 respondents, 22 respondents which is 5.7 percent, 98 respondents which is 25.4 percent, 220 respondents which is 57.1 percent and 45 respondents which is 11.6 percent answered consequently that the positive impact of urban renewal after site redevelopment on crime reduction is low, medium, high and very high, from 385 respondents, 48 respondents

which is 12.4 percent, 177 respondents which is 45.9 percent, 126 respondents which is 32.7 percent and 34 respondents which is 8.8 percent answered that the positive impact of urban renewal on poverty reduction is low, medium high and very high.

From this the researcher realized that urban renewal has a positive impact occurred after the redevelopment of the site

Statement		Displaces	
		Frequency	Percent
Drive urban productivity	Very low		
	Low		
	Medium		
	High	179	46.4
	Very high	206	53.6
	Total	385	100
Create employment opportunities	Very low		
	Low		
	Medium	201	52.2
	High	86	22.3
	Very high	98	25.4
	Total	385	100
Increased investment	Very low		
	Low		
	Medium	121	31.4
	High	178	46.2
	Very high	86	22.3
	Total	385	100
Enhanced housing affordability	Very low		
	Low	120	31.1
	Medium	194	50.3
	High	71	18.4
	Very high		
	Total	385	100

Reduces crime	Very low		
	Low	22	5.7
	Medium	98	25.4
	High	220	57.1
	Very high	45	11.6
	Total	385	100
Reduce poverty	Very low		
	Low	48	12.4
	Medium	177	45.9
	High	126	32.7
	Very high	34	8.8
	Total	385	100

Table 5 urban renewal positive impacts after the redevelopment of the site.

4.3 Discussion

4.3.1 Major driving factor for the urban upgrading of the study area

While the specific major driving factor for the urban upgrading of the Lideta area in Addis Ababa may vary depending on the context and specific goals of the upgrading project, several common factors often serve as key drivers. One of the major driving factors of urban upgrading is government policies and urban planning strategies aim to guide the development and management of urban areas. Some common policies and strategies that may apply to the Lideta area include:

Infrastructure Improvement: Enhancing infrastructure, such as roads, water supply systems, sanitation facilities, and electrical networks, is often a driving factor for urban upgrading. Upgrading infrastructure can improve the quality of life for residents, enhance connectivity, and attract economic activities.

Environmental Sustainability: Promoting environmental sustainability is another driving factor. This may involve initiatives to improve waste management systems, enhance green spaces, reduce pollution, and mitigate the environmental impact of urbanization.

Social and Economic Development: Urban upgrading projects aim to stimulate social and economic development in the area. This can include the creation of employment opportunities,

upgrading of local markets, development of commercial and residential spaces, and fostering an environment conducive to business growth and investment.

Upgrading Informal Settlements: Lideta may have informal settlements that require upgrading. Addressing issues related to informal settlements, such as inadequate housing, lack of basic services, and tenure insecurity, can be a driving factor for urban upgrading projects.

Preservation of Cultural Heritage: In areas with historical and cultural significance, preserving and enhancing cultural heritage can drive urban upgrading efforts. This may involve renovating or restoring heritage buildings, promoting tourism, and maintaining the area's cultural identity.

Improved Livability and Quality of Life: Enhancing the livability and quality of life for residents is often a central driving factor. This can include improving housing conditions, access to basic services (e.g., healthcare, education), public spaces, recreational facilities, and ensuring a safe and inclusive urban environment.

Government Policies and Urban Planning Strategies: Government policies and urban planning strategies play a crucial role in driving urban upgrading initiatives. National and local policies may prioritize urban development, regeneration, or slum upgrading, providing a framework for implementing specific projects. Here are some common components that might be included:

Master Plans and Development Guidelines: Governments often develop master plans and development guidelines to provide a long-term vision and framework for urban development. These plans outline policies, land use regulations, and design guidelines specific to the Lideta area, guiding future growth and development.

Zoning and Land Use Regulations: Governments establish zoning regulations and land use policies to determine how land within the Lideta area can be utilized. These regulations allocate different areas for residential, commercial, industrial, recreational, and institutional purposes, ensuring proper spatial organization and efficient land use.

Infrastructure Development: Government policies and strategies focus on the provision of essential infrastructure and services in urban areas. This includes the development and maintenance of transportation networks (roads, public transit), water supply systems, sanitation facilities, electricity grids, and telecommunications infrastructure in the Lideta area.

Housing and Slum Upgrading: Governments often have policies and strategies aimed at addressing housing issues, including improving housing conditions and upgrading

informal settlements. These policies may include provisions for affordable housing, slum upgrading programs, and measures to ensure access to adequate housing for all residents in Lideta.

Environmental Sustainability: Government policies emphasize environmental sustainability in urban planning. Strategies may include measures to protect natural resources, promote green spaces, manage waste and pollution, encourage energy efficiency, and mitigate the environmental impact of urban development in Lideta.

Community Engagement and Participation: Effective urban planning often involves community engagement and participation. Governments may have policies and strategies to encourage active involvement of residents, community organizations, and stakeholders in decision-making processes related to urban development projects in Lideta.

It's important to note that the driving factors for urban upgrading can be influenced by local priorities, community needs, stakeholder engagement, funding availability, and the specific challenges and opportunities present in the Lideta area. The identification and understanding of these factors are crucial for effective planning and implementation of urban upgrading projects.

Therefore, from the governmental perspective, the immediate factors that led to the initiation of the driving factors for urban upgrading in the study area was the existing slums in the inner-city, which are results of haphazard development regardless of the city's Master plan, were identified as a setback to achieve the vision of city. According to the head of Land and Urban Renewal Projects Studies, Design, and Implementation Follow-up Sub Process, the City Development Plan (CDP) has identified that 16,000 ha of the inner-city area as slums. The City Development Plan also considered the precarious living conditions of the inner-city slums and its role in giving the city a bad image.

However, the previous city governments had refrained from intervening to reconstruct the inner city in an organized manner due to its huge resource requirement, political ramification and poor internal organization of the city government.

From the respondent's perception Out of 385 the conducted survey 293 (76.1%) respondent said that the major driving factors for the urban upgrading in the study area is dilapidated houses that serve for more than 40 years without repair, 17 (4.4%) said that shortage of kitchen and toilet, 75 (19.5%) respondents relied that the major driving factors for the urban upgrading

in the study area is absence of sewerage lines and narrow access to the houses. This implies that more than three fourth of the respondent think the major driving factors for the urban upgrading in the study area is characterized by shortage of infrastructure which align with the former literature reviews and this research main topic of Challenges and prospects of urban upgrading in Addis Ababa in the case of Lideta. This will provide a strong base for the argument of this research that major driving factors for the urban upgrading in the study area.

The area was characterized by shortage of infrastructure; dilapidated houses that serve for more than 40 years without repair, shortage of kitchen and toilet, overcrowded house occupation, absence of sewerage lines and narrow access to the houses. In addition, high level of unemployment, poor quality of life and environmental hazards were also among the major challenges of the residents. However, the area like most other slums in Addis has a diversified income group lived side by side without segregation. Living in the area for long period of time the rich and poor had developed a strong network and they both are members of similar local associations like Edire and Eqube.



Figure 16 2006 G.C Figure ground

Source: Lideta sub city Woreda 8 building permit office

Figure ground relationship of built up area versus open spaces in the study area clearly shows the level of transformation with in a specific time frame. As shown in the above figure ground of the site it was dens and organic/scattered development. The growth of the site is slum because of this on the site over crowded house, limited access to basic infrastructures like water, toilets, electricity, transportation. Since the area is at the heart of the city, Addis Ababa is also known as the city of diplomats, so the administration of the city of Addis Ababa has prioritized it, so the study area was selected because of several reasons, the first one was there was an already developed Local Development Plan (LDP) for the area. Second it is strategically located next to the main business district of the city and the city centre, the third one was other candidate districts proposed a site for redevelopment which is close to 40 hectares; however, the site understudy was only 26 ha that the city administration found easy to manage. With

these background the Lideta redevelopment project was selected as a pilot project to gain lesson on urban redevelopment in Addis and to upscale it to the City level.

Therefore, the Addis Ababa city administration decided that the new LDP area will be a mixed use zone and allocated 8 ha for condominium housing that targets the middle class, 4 ha for commercial purposes, 5 ha for multi-use facilities, 3 ha for private home owners whose houses were demolished and the rest for infrastructure, social services and green space. So far 7.5 ha, 2.26 ha and 1.6 ha was transferred to housing agency for the construction of condominium housing, private developers and homeowners of the area who want to redevelop on the site.

4.3.2 Major challenges of urban upgrading in the study area

When we come to the major challenges of urban upgrading in the study area. Respondents of the research survey were asked Out of 385 the conducted survey respondents, 216 (56.1%) responded that being strange in this area was a condition that made displaces uncomfortable living in this resettlement area, 54 (14.0%) responded that lack of sustainable economic opportunities was a condition that made displaces uncomfortable living in this resettlement area, 99 (25.7%) responded that deficiencies of social infrastructures and problems in coordination with government officials were conditions that made displaces uncomfortable living in this resettlement area, 16 (4.1%) responded that lack of support from government and other high level officials was a condition that made displaces uncomfortable living in this resettlement area. Therefore, the responded that being strange in this area, lack of sustainable economic opportunities, deficiencies of social infrastructures, problems in coordination with government officials, lack of support from government and other high level officials, crime and Lack of freedom as we had in the place of origin were conditions that made displaces uncomfortable living in this resettlement area.

Most developed countries did a preconditions for the displacees before they were displaced such as creating job opportunities by providing training, creating an opportunity to have a share in the project and organizing a business union and grant loan for the resettlers to do their own business in new resettlement site. So, Addis Ababa city government have to think over to take this kind of experience to reduce the challenges face displacees at the place of destination.

Most of the respondents responded that, quality house, good residential area, reasonable compensation, available infrastructures were expectations of the displacees before displacement. But some of the respondents replied that, anxiety, substandard house and

additional expense for furnishing the new house are expectations of the displacees before displacement.

In addition to that, data gathered from interview shows immediately during the time displacement and after resettlement, the displacees were faced by several challenges such as sub-standard house, shopping centre, transport, additional cost of furnishing and finishing etc... are the problem they are facing during the resettlement period.

Most of the respondents responded that, resettle the displacees people into one resettlement site to sustain their social relationships such as Edir, Equb and others, provide reasonable compensation, create job opportunities, consider the displacees in the planning and implementation process, offer a standard house and fulfill all infrastructures before displacement have been taken care of related to displacement and resettlement for urban renewal.

The challenges of the community when, during the redevelopment period, it was tough to leave the area because people were so close to each other and grew up in that place and saw the rank of tradition. Because it is part of their story. One of the most common aspects of happiness and happiness is the joy of living together. Therefore, it is very difficult to break social bonds because they have passed the bad things and good things together.

No one is willing to leave the area where he/she grew up together, and the advice is that he/she has a history, memory, because of this the residents unwilling to let go of their history and another reason was that they were told that the site would be redeveloped and it seemed like they were returning to the place of their own. However, they are scattered to a few different places.

4.3.3 Pros and cons of the urban upgrading in the study area

Urban upgrading is the strategic process to improve specific areas of a city that are poorly developed or underdeveloped. Urban renewal can be done for both high and low density areas depending on the focus area. These areas can have old deteriorated buildings and bad streets and utilities or the areas can lack streets and utilities altogether. In simple words, the term 'Urban Renewal/ redevelopment' is used to refer to the general process of transforming the urban environment.

4.3.3.1 Pros of urban upgrading in the study area

Before the development of the study area characterized by slum area so it has an impact on the environment and quality of life, pollution in cities is greater due to traffic, congestion of vehicles and poor collection of waste; cities often exceed the natural capacity to absorb waste, which harms health; cities demand land, water and natural resources that are disproportionately high than the surface they occupy due to high incomes and consumption and the large size of the population.

Improved infrastructure: Urban upgrading can lead to the development and improvement of essential infrastructure such as roads, transportation systems, water supply, and sanitation. This can enhance accessibility, connectivity, and quality of life for residents in Lideta.

Upgraded housing: urban upgrading projects can address inadequate housing conditions by introducing modern and sustainable housing options. This can provide better living conditions, improved safety standards, and increased housing affordability for residents.

Economic opportunities: urban upgrading can attract investments and stimulate economic growth in Lideta. The development of commercial and mixed-use areas can create job opportunities, promote local businesses, and contribute to the overall economic prosperity of the district.

Environmental sustainability: upgrading projects can incorporate sustainable urban design principles, including green spaces, energy-efficient buildings, and waste management systems. This can lead to reduced environmental impact, enhanced resilience to climate change, and improved overall environmental quality in Lideta.

Social inclusion and community development: urban upgrading can foster social cohesion and inclusivity by involving local communities in the planning and decision-making processes. It can create opportunities for community engagement, empowerment, and social development, promoting a sense of ownership and pride among residents.

One of the advantages of urban upgrading/regeneration/redevelopment, where the study area revitalises the neighbourhood by removing slums. Slum regions have been seen to decrease as cities are renovated, so by built up new local development plan it gives the area an appearance of wealth. The development of different buildings is built on site like Condominium house, CBD, add so on. So Economic vibrancy occurred with time with the construction of new

renewable projects such as launching new hotels, molls, banks, because of this reasons more jobs are created for the community.

As cited in the literature part of this research the benefits of urban upgrading simply that people obtain an improved, healthy and secure living environment without being displaced. The investments they have already made to their properties remain and are enhanced. In this survey, the respondents mostly said they were very disappointed when they are displaced from original place but now the site already developed and changed they are so excited to see the site changed greatly.

4.3.3.2 Cons of urban upgrading in the study area

Most of the respondents agreed that the study area has high population pressure, the urban area boundaries are increasing at a really high pace than ever before because of this, the study area has led to a tremendous rise in the rate at which urban sprawl is happened. Due to the massive amounts of abandoned and deteriorating buildings continued outward growth, the study areas are becoming incredibly unmanageable.

Before the development the area characterized slum area so it has an impact on the environment and quality of life, pollution in cities is greater due to traffic, congestion of vehicles and poor collection of waste. Therefore, the development the study area comes better access to public health for the community.

Conditions that made displacees uncomfortable in the resettlement Area because of being strange in this area was a condition that made displaces uncomfortable living in this resettlement area they cause disruption of social life. And also there was deficiencies of social infrastructures and problems in coordination with government officials were conditions that made displaces uncomfortable living in the displaced area.



Figure 17 The residential area before the redevelopment

Source: Lideta sub city woreda 8 building permit office.

from 385 (100%) respondents, 121 (31.4%) responded that problem of knowing each other and Inconvenience of building design were the reasons for lack of neighbor and social activities of displacees, 78(20.2%) responded that problem of knowing each other, departure from previous neighbourhoods, inconvenience of building design for this purpose and personal problem were reasons for lack of neighbor and social activities of displacees, 63(16.3%) responded that problem of knowing each other, departure from previous neighbourhoods and economic imbalance were reasons for lack of neighbor and social activities of displacees, 123 (31.9%) responded that problem of knowing each other, departure from previous neighbourhoods, economic imbalance and fear were reasons for lack of neighbor and social activities of displacees.

In the resettlement area, the large numbers of displacees mentioned that they faced by the problem of finance, shopping centre, joblessness, transport, adequate housing, working space and affordable condominium price.

In most cases all social and neighbourhood activities were not carried on because of the problem of knowing each other, departure from the previous neighbourhoods, and inconvenient building design for this purpose, personal problems, economic imbalance and fear. So, problem of exercising social activities are one of the social impacts of urban renewal induced displacement and resettlement. Because of this, this kind of resettlement has negative social impact on the life of displacees.

Interviewees also stressed that being strange to the resettlement site and departure from previous neighbourhoods prevented them from having social and neighbourhood ties. Finally, the problem of knowing each other, departure from previous neighbourhoods, inconvenience of building design for this purpose, economic imbalance and fear prohibited them from having all social interaction. But currently, they are in the way to reconstruct it.



Figure 18 The residential area before the redevelopment and the current feature

Source: Google Earth, 2006

Google Earth, 2023

For comparison, the 2006 G.C. Google Earth image shows a poor street network, poor infrastructure, deteriorated houses and buildings, and a lack of social services in the study area. The fact that photographs of the area beforehand and changing are extremely complex and confusing street networks are there. The recent Google Earth image shows there are high-rise buildings, good infrastructure, a good open space and granary, and also a park. It has good mobility and a good street network, and the site also has a business district and a good residential area.



Figure 19 Current feature of the site

As shown in the figure after the redevelopment the site have good street networks, parking lots, sewerage system and good drainage system, parks, shopping malls and buildings that offer a variety of services on the redevelopment area.

In urban renewal and reconstruction, the government has to give priority for the people than displacing and putting residents into trouble as well to change the life of people. The

reconstruction and renewal as well as resettlement must at least match with the original way of life. Similarly, (Cernea, 2021) stated that reconstruction of urban must change the displacees from landlessness to land based reestablishment, from joblessness to re-employment, from homelessness to house construction, from disarticulation to community reconstruction, from marginalization to social inclusion, from expropriation to restoration of community assets, from food insecurity to adequate nutrition and from increased morbidity to better health care. Some cons of urban upgrading in Lideta, Addis Ababa are:

Displacement of informal settlements: urban upgrading projects may involve the relocation or displacement of informal settlements and vulnerable populations. This can disrupt social networks, livelihoods, and access to basic services for affected communities, requiring careful consideration of alternative housing solutions and mitigation measures.

Gentrification and rising costs: As a result of urban upgrading, Lideta may experience gentrification, leading to increased property values, rents, and costs of living. This can potentially marginalize low-income residents and small businesses, causing social and economic disparities.

Construction disruptions: The implementation of urban upgrading projects may cause temporary disruptions such as construction noise, traffic congestion, and limited access to certain areas. These disruptions can inconvenience residents, businesses, and commuters, requiring effective management and communication strategies.

Preservation challenges: Lideta has historical and cultural significance, and urban upgrading must strike a balance between preserving heritage buildings and landmarks while accommodating modern development. Preserving the district's cultural identity and historical fabric can present challenges in the face of rapid urbanization.

Limited resources and funding: urban upgrading projects require substantial financial resources, technical expertise, and coordination among various stakeholders. Limited funding and resources can hinder the implementation and completion of comprehensive urban upgrading plans, potentially delaying or compromising the desired outcomes.

It is important for urban planners, policymakers, and stakeholders to consider these pros and cons while formulating and implementing urban upgrading initiatives in Lideta, ensuring that the benefits outweigh the potential negative impacts and addressing any adverse consequences through careful planning and mitigation strategies.

CHAPTER FIVE

5 CONCLUSION, AND RECOMMENDATION

5.1 Conclusion

The scope of this study was to identify the major driving factors for the urban upgrading of the study area; to analyse the major challenges of urban upgrading in the study area; to evaluate the pros and cons of the urban upgrading in the study area. Those objectives mentioned in chapter one were tried to be met in chapter four of the study. The following conclusion was made based on the analysis of the data collected,

In most cases all social life and neighbourhood activities were not carried on because of the problem of knowing each other, departure from the previous neighbourhoods, and inconvenient building design for this purpose, personal problems, economic imbalance and fear. So, problems of exercising social life activities are one of the social impacts of urban renewal induced displacement and resettlement. Because of this, this kind of resettlement has negative social impact on the life of displacees.

In the resettlement area, the large numbers of displacees mentioned that they faced by the problem of finance, shopping center, joblessness, transport, adequate housing and working space. This made their living standard worse in the new resettlement site.

One of the most important aspects of the government's Tenants population is the people who live in the area. But they didn't pay any attention to the place. There is also no evidence of where they were resettled. As long as they are local residents, they should pay attention to various benefits.

Most of the respondents responded that, resettle the displacees into one resettlement site should be done to sustain their social relationships such as Edir, Equb and others, provide reasonable compensation, create job opportunities, consider the displacees status in the planning and implementation process, offer a standard house and fulfil all infrastructures. So, prior of displacing people from their original homestead all aforementioned things must be fulfilled at destination area.

On the other hand, the Addis Ababa city administration has made a positive change through the Lideta redevelopment site. It is undeniable that the city administration has a good

experience because the site is located in main city centre and close for both markets and diplomats, and has brought good features to residents, merchants, and visitors as well.

5.2 Recommendations

Finally, for the problems and progresses shown above, the following points are listed solutions and recommendations.

- The Addis Ababa city municipal needs to take into account the current situation of displaced people, who can be found in all of the city's sub-cities, in order to address issues with finances, shopping centres, unemployment, transportation, adequate housing, workspace, and affordable method condominium prices. This should be solved though creating job opportunities in place of destination, segregating commercial areas from residential areas and making it accessible to residents, diversifying transport access, providing adequate housing as much as possible finishing and furnishing to reduce additional cost of finishing as well as making the price of condominium affordable.
- As was previously said, no social or community activities were practised in the destination areas. Since Ethiopians place a high value on social capital, the researcher advises that government authorities gather important information on the population of displaced people and allocate them to the same sites as much as possible to ensure the sustainability of their social links.
- Before relocation and displacement, no prerequisites were created for the displaced individuals on the government's side to ensure their economic and social viability. Therefore, the government should offer training to create job opportunities for displaced people, create an opportunity for them to have a share in the project, organise a business union, and grant loans for the resettles to run their own businesses in new resettlement sites.
- In all aspects, the government should involve the displacees in the planning and implementation of urban renewal process. Instead of using top-down approach, the researcher recommends that grass-root (bottom to top) approach through need assessment to identify whether they need to be displaced or not in order to have sustainable social, economic and political situation.

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Appendix I

1. Sex

Male ☐

Female ☐

2. Age

Less than 25 ☐

46-56 ☐

25- 35 ☐

>56 ☐

36-46 ☐

3. Marital Status

Single ☐

Married ☐

Divorced ☐

4. Education background

Illiterate ☐

Diploma (TVET) ☐

Elementary level ☐

Degree ☐

High school level ☐

Masters ☐

Certificate ☐

PhD and above ☐

5. Job

Before

After

NGO ☐

NGO ☐

Government ☐

Government ☐

Private ☐

Private ☐

Unemployed ☐

unemployed ☐

Other (if there specify) _____

Other (if there specify) _____

6. Household size

1-4 ☐

5-9 ☐

10-14 ☐

7. How your living standard is in the place of resettlement?

Worse ☐

medium ☐

very high ☐

low ☐

high ☐

8. What problems have you faced at the resettlement area?

Financial problems ☐

Inadequate housing ☐

Lack of shopping centre ☐

Lack of adequate working space ☐

Joblessness ☐

Unaffordability of condominium price ☐

Transport cost ☐

All ☐

Others (please specify it) _____

9. If one/more of the aforementioned problem have persisted how the governmental officers did try to solve this problem? ☐

Providing credit services ☐

Creating job opportunities ☐

Providing adequate housing and furnishing it ☐

Making the condominium monthly payment affordable ☐

Making transport infrastructure accessible ☐

Differentiating residential and commercial centres ☐

None ☐

Other _____

10. Are you exercising all social and neighbourhood activities as you were exercising at your original place so far?

Yes ☐

No ☐

11. If you choose “No” for question number “10”, what is the reason?

Problem of knowing each other ☐

Departure from previous neighbourhoods ☐

Inconvenience of building design for this purpose ☐

Personal problem ☐

Economic imbalance ☐

Fear ☐

Others _____

12. What makes you uncomfortable about living in this resettlement area?

Being strange in this area

Lack of sustainable economic opportunities ☐

Deficiencies of social infrastructures ☐

Problems in coordination with government officials ☐

13. Were you voluntarily displaced from your original site?

Yes ☐

No ☐

14. If Yes what was your reason?

Low living standard in origin area ☐

Desire of living in new areas ☐

Better living condition in destination area ☐

Family problem ☐

Better social infrastructures in destination area ☐

No motives ☐

Others _____

15. If you are forced to leave Lideta to settle in Nifas Silk-Lafto Sub-city, Kolfe Keraniyo Sub-city and Akaki-Kality Sub-city what were your reasons to resist the move?

Social cost ☐

Low living standard in destination area ☐

Desire of living in origin place ☐

Inaccessibility of the destination area ☐

Fluctuation of market ☐

Better housing quality in origin area ☐

Better infrastructures in origin area ☐

All ☐

No causes ☐

Others _____

16. What were the preconditions the government did for the displacees before they displaced from their original homestead?

Providing training for the displacees to create job opportunity in the project ☐

Creating an opportunity to have a share in the project ☐

Organizing a business union and grant loan for the resettlers to do their own business in new resettlement site ☐

None ☐

Others _____

17. In the process of displacement to the new areas how was the role of your decision making?

Very low ☐

- Low ☐
- Medium ☐
- High ☐
- Very high ☐

18. Determine the following urban upgrading/ renewal positive impacts after the redevelopment of the site. Put tick mark on the scale given below

1= very low 2= low 3= medium 4= high 5= very high

No	Statement	Scale (rating)				
		5	4	3	2	1
18.1	Drive urban productivity					
18.2	Create employment opportunities					
18.3	Increased investment					
18.4	Enhanced housing affordability					
18.5	Reduces crime					
18.6	Reduce poverty					

19. What kind of change you have noticed when you look at your old neighbourhood?

- High living standard in old neighbourhood ☐
- Good business area in old neighbourhood ☐
- Better housing quality in old neighbourhood ☐
- Better infrastructures in old neighbourhood ☐
- Good greenery and park in old neighbourhood ☐
- All ☐

20. What do you think ought to have been taken care have related to displacement and resettlement for urban renewal?

Appendix II

Interview checklist

1. Personal information

2. What economic problems have the displaced faced at the resettlement area?

3. If one/more of the aforementioned problem have persisted how you did the government tried to solve this problem?

4. Are they exercising all social and neighbourhood activities as they exercised at their original place so far?

5. Being displaced from their origin residential area what socio-economic challenges have they faced?

6. Are there any prospects/opportunities that government officials promised to them in convincing them in order to displace them from their original area?

7. What were the preconditions the government did for the displaces before they displaced from their original homestead?

8. Determine the following urban upgrading/ renewal positive impacts after the redevelopment of the site. Put tick mark on the scale given below

1= very low 2= low 3= medium 4= high 5= very high

No	Statement	Scale (rating)				
		5	4	3	2	1
	Drive urban productivity					
	Create employment opportunities					
	Increased investment					
	Enhanced housing affordability					
	Reduces crime					
	Reduce poverty					

9. What do you think ought to have been taken care have related to displacement and resettlement for urban renewal?
