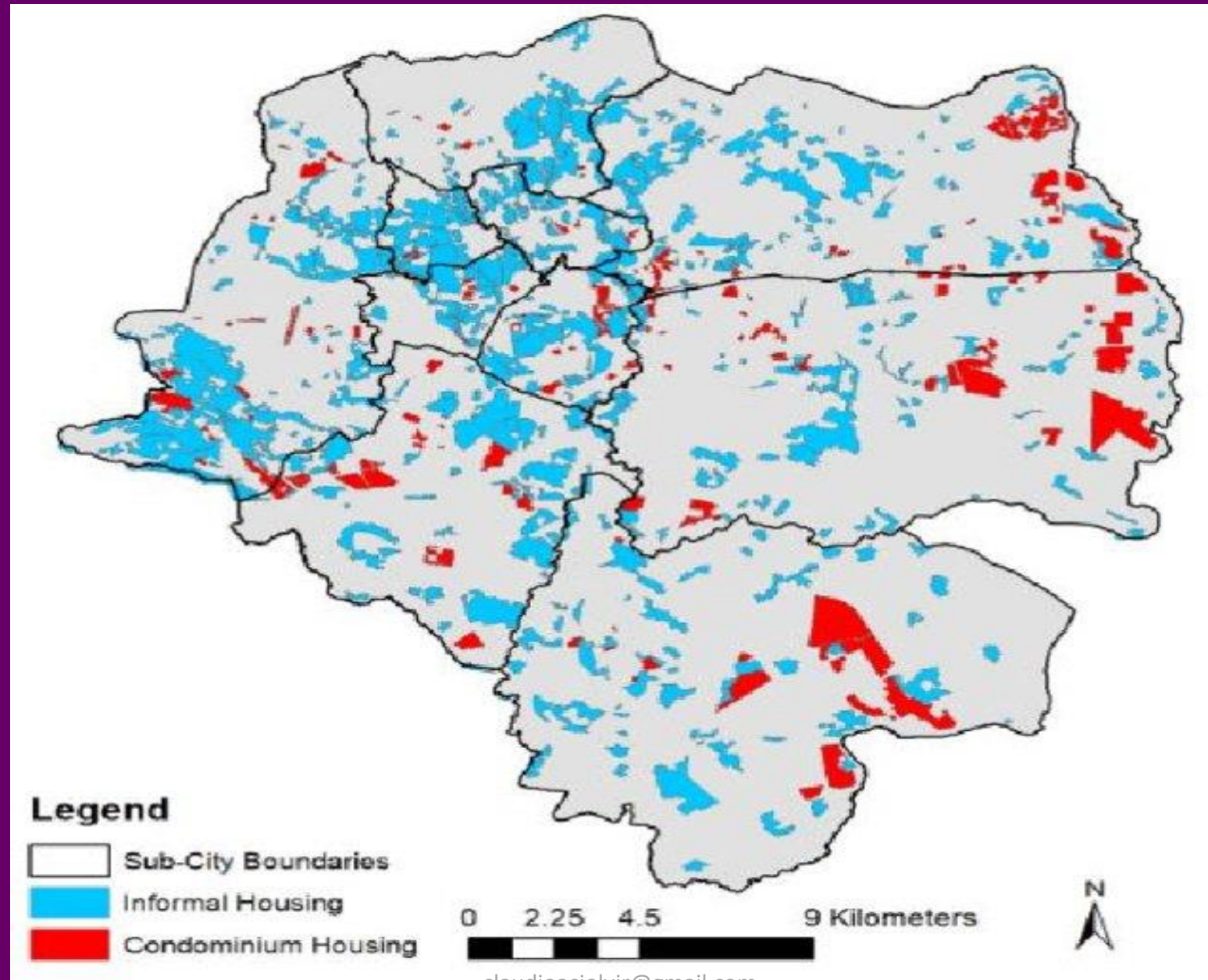


Lideta Innercity Slum Redevelopment Addis Ababa, Ethiopia

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Addis Ababa: Informal Areas, Slums and New Housing







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Tinishu Akaki

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Black Lion Hospital
Cancer Treatment Center

St. Mary's University
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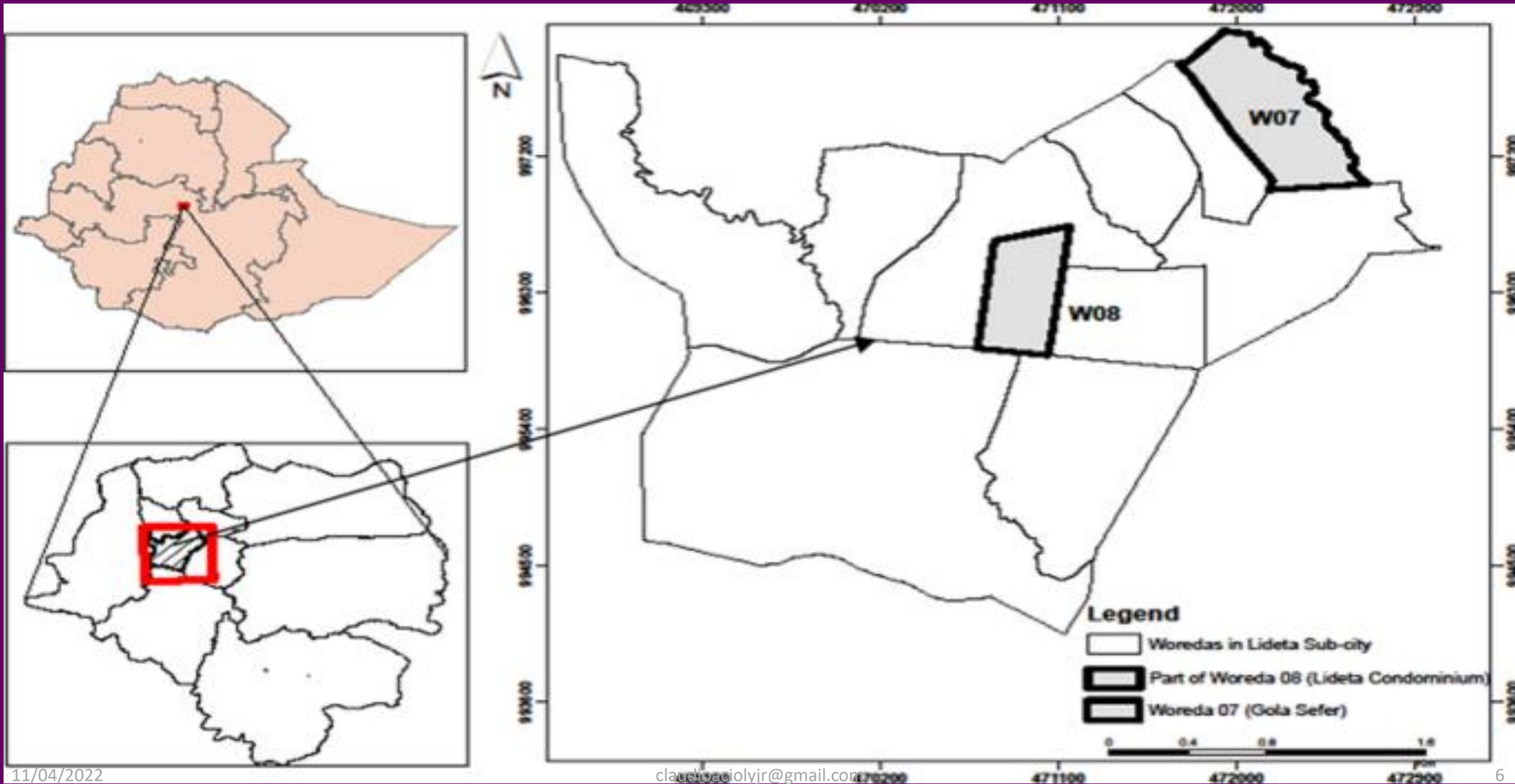
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3D



Lideta Slum Redevelopment Project







Lideta Sub-city of Addis Ababa (Senga Tera-Firb Bet I)

SITE CHARACTERISTICS

- a. 26 Ha
- b. 235, 441 inhabitants (2010)
- c. 1,070 households
- d. 972 Kebele houses (public rental housing). Kebele houses are generally single storey mud and wood construction, poorly built.
- e. 323 privately-owned houses
- f. 55 administration houses
- g. 11 government and religious buildings
- h. Total number of households surveyed: 1070. During resettlement actual 1343 households were living in the area.

Key Problems

1. Poor quality of life in the neighbourhood
2. Poor Infrastructure provision (shortage)
3. Dilapidated housing stock (more than 40 years without repair)
4. Housing lacking kitchen and toilets
5. Overcrowded occupation
6. No sewerage network
7. Unplanned urban fabric (poor accessibility and narrow accesses)
8. Unemployment
9. Diverse income groups living in the area for a long period

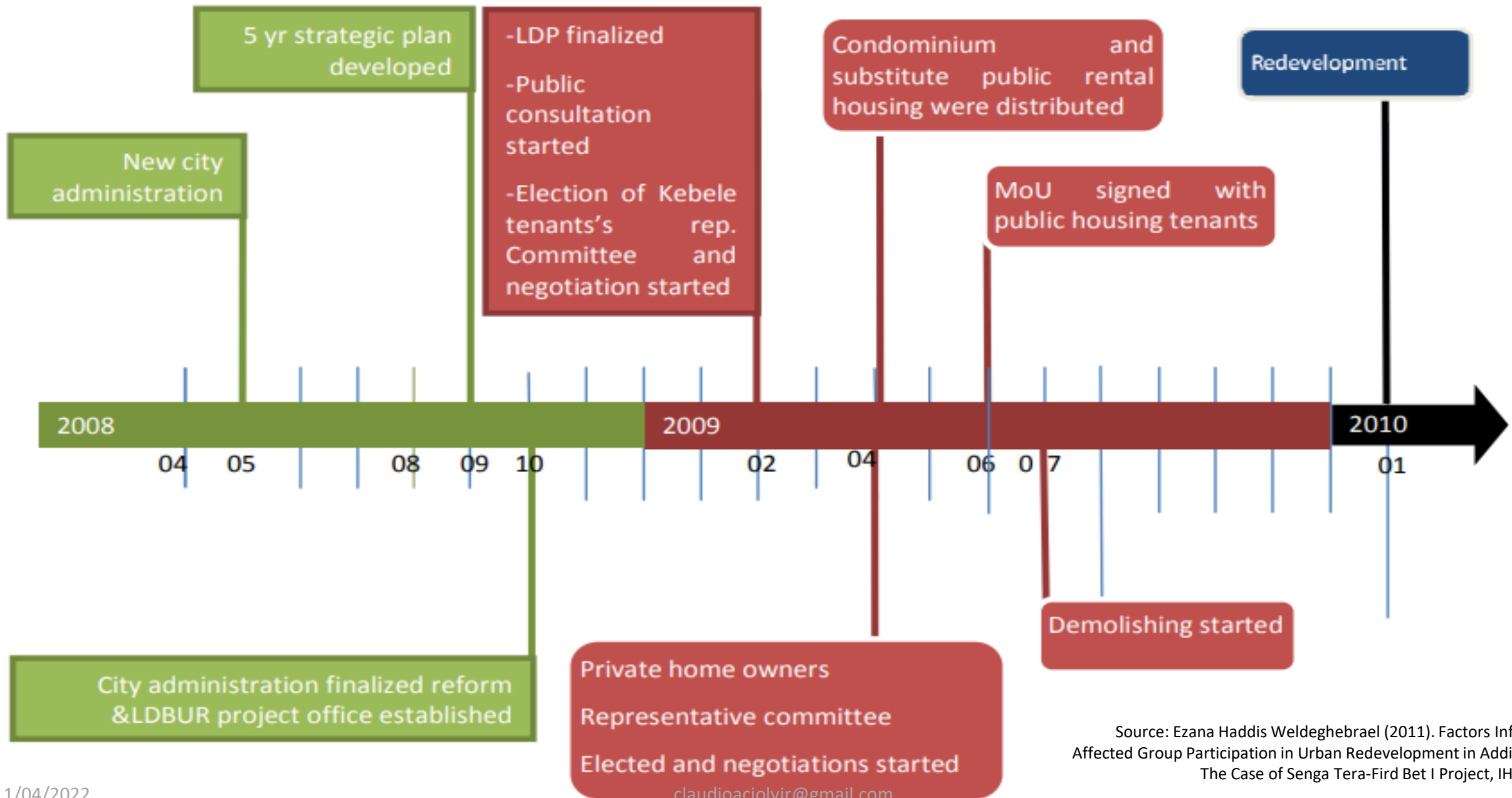
The Redevelopment Strategy: area-based plan

- The new City Administration led by EPRDF (Ethiopian People Revolutionary Democratic Party) won the city council election in April, 2008. It prepared a five year strategic plan for the year 2008/09 to 2012/13.
- A Local Development Plan (LDP) was developed to guide the site redevelopment
- The area will be a mixed use zone
- 8 ha for condominium housing that targets 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
- The city strives to maintain its diplomatic centrality in the post-colonial African history.
- In response to change the bad perception that outsiders have about Addis Ababa, the City Administration committed to redevelop the inner-city to make it more attractive and actual diplomatic capital of Africa (Addis Ababa City Administration 2008).

Inner city SLUMS: a liability for Addis Ababa

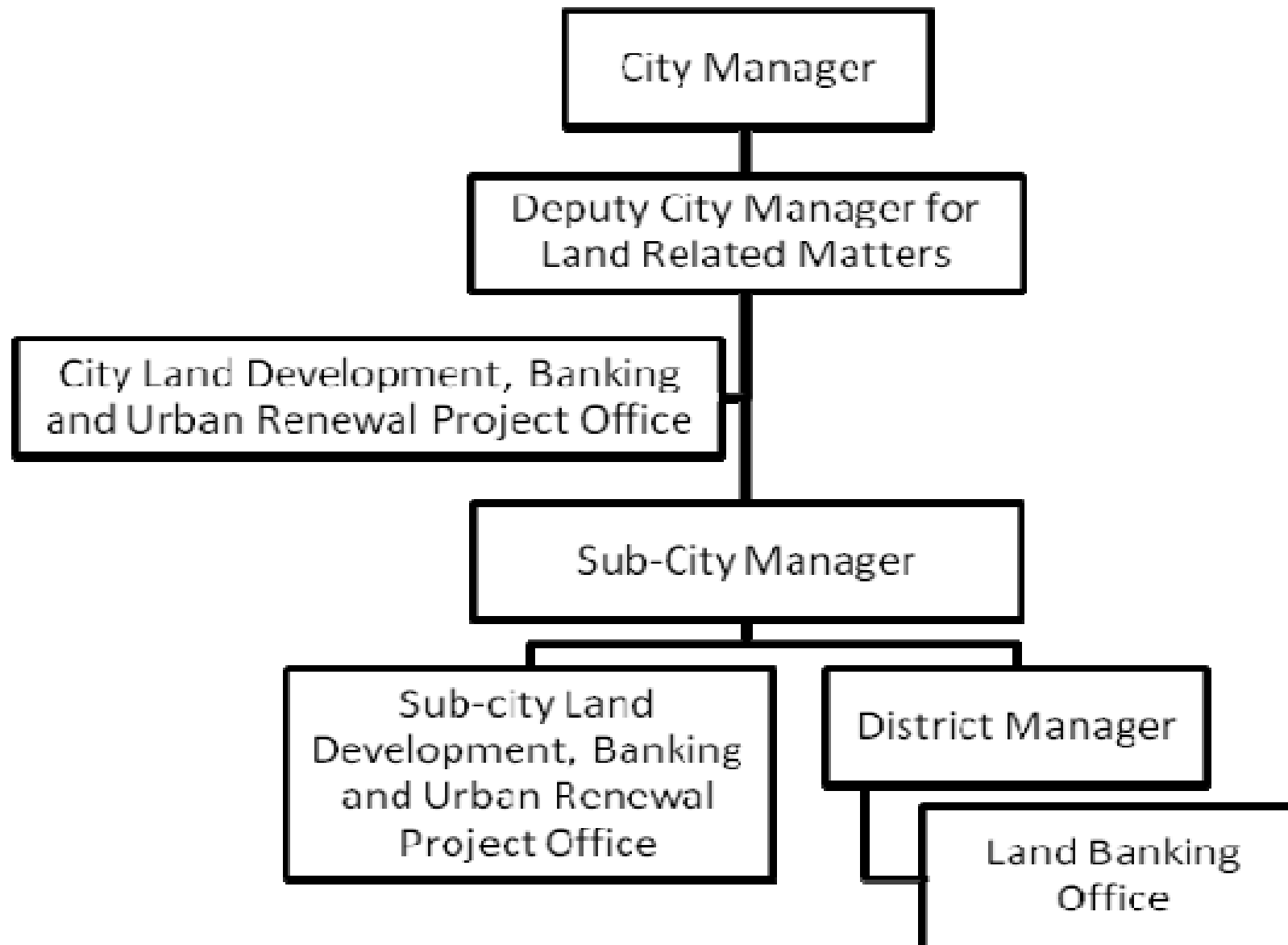
- The inner-city slums are the result of informal and unplanned developments, not in accordance with the city's Master plan.
- The Land and Urban Renewal Projects Studies, Design, and Implementation Follow-up Sub Process has identified slums as a liability for the city, preventing it to achieve its vision.
- The City Development Plan has identified 16,000 ha of the inner-city area occupied by slums.
- The poor living conditions, precarious housing stock, and unplanned occupation are regarded as bad image for the city
- Priority given by the previous government to urban expansion areas

Timeline of the Lideta Slum Redevelopment Project



Source: Ezana Haddis Weldeghebrael (2011). Factors Influencing Affected Group Participation in Urban Redevelopment in Addis Ababa: The Case of Senga Tera-Fird Bet I Project, IHS Thesis.

Project Office Organization



Source: Ezana Haddis Weldeghebrael (2011). Factors Influencing Affected Group Participation in Urban Redevelopment in Addis Ababa: The Case of Senga Tera-Fird Bet I Project, IHS Thesis.

Issues at Stake

- In the planned parts of the city outside the Central District: land was leased by USD\$ 1,569.06 / m² (Hadra Ahmed 2011).
- During the public consultations: Lideta Sub-city Manager emphasized that land lease prices increasing thus it is good for owners to redevelop the site.
- Post 2005 election violence: inner-city slums were the pockets opposing the ruling party.
- Has the redevelopment project an implicit political agenda aiming at dissolving resistance and dispersing the residents?
- a cash compensation of USD 2,701.5 was given while the minimum government constructed studio housing unit costs USD 10,806.00 showing lack of implementation of the law. In addition, the project did not pay removal and transportation cost for the residents though their representative committee demanded it. This is also another failure by the City government to properly translate the legal provisions of the land.
- City government influenced by this belief went ahead with this project by its own after reforming its organization and developing an in-house redevelopment manual. However, this manual was not discussed and owned by other relevant development partners. Due to this the project is only owned and ran by the City Government only, unlike other similar projects worldwide. It had only two partners in its implementation, these are the Union of Ethiopian Women Charitable Associations (UEWCA) and Addis Credit and Saving Institution. The later is a micro finance institution established by the City Government with its autonomy
- Down payment to the purchase of condominium housing units: minimum was USD\$ 603.34

- Apart from lack of a strategy the redevelopment process had not a guideline developed based on the Federal and the City proclamations, policies and plans to direct the implementation of the project. The whole project was guided by a circular signed by the City Manager and the Urban Redevelopment Manual. These circulars include Revised Guide for Compensation for Expropriation of Land for Public Purposes 2/2001, Substitute Land Distribution Guide and Guide to Incorporate Commercial Premise Renters from the Government in the Urban Redevelopment.

The Process

Site Selection

Continuous
Discussions with
Stakeholders

The Plan – LDP
Study & Proposal

Urban
Neighborhood
Design - Typology

Resettlement
Relocation

Demolition
Building IHDP
Units, Public
works

Transfer
ownership of
IHDP Units to
owners

The Lideta Local Development Plan (LDP)

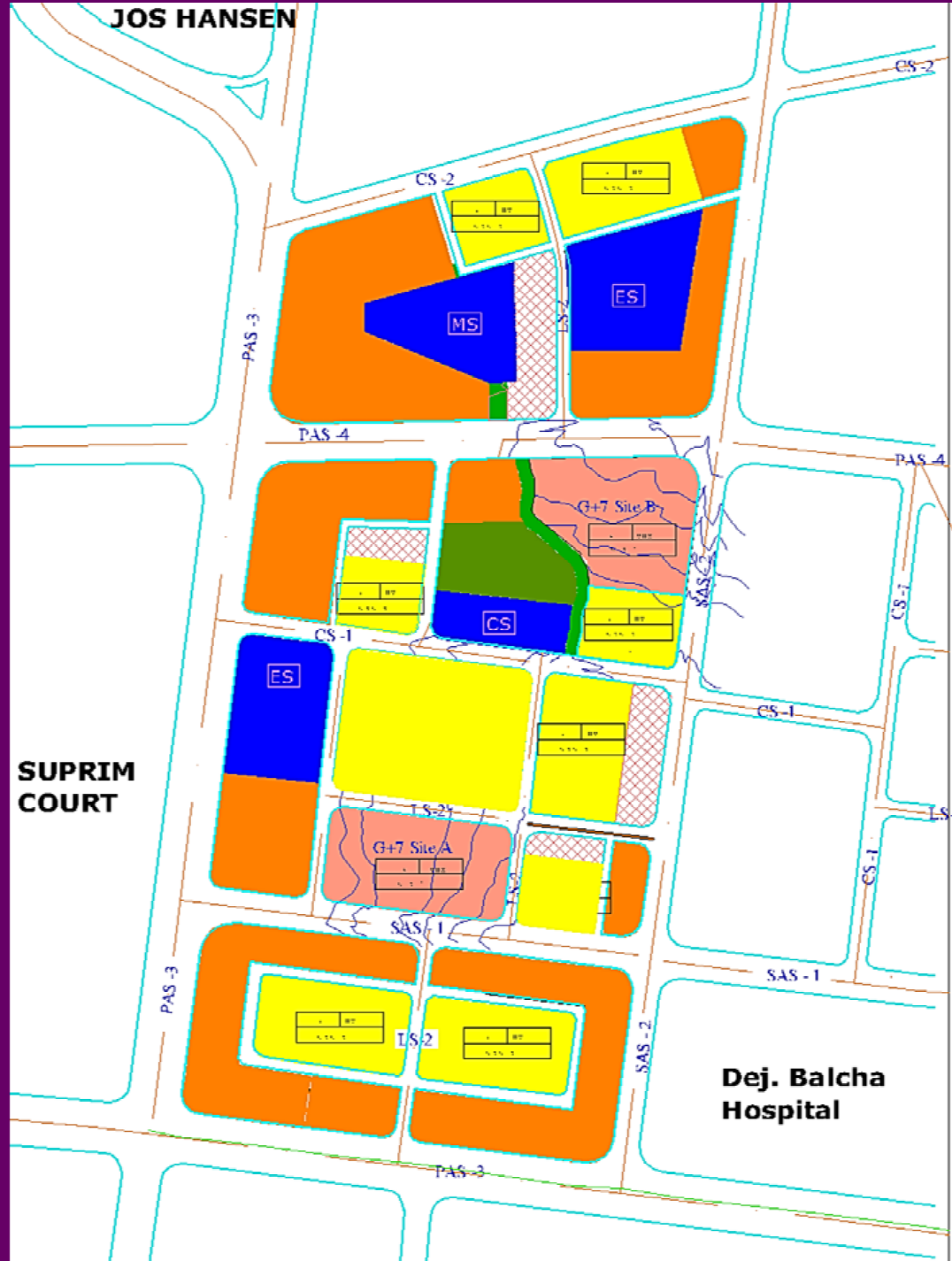
An integrated physical, socio-economic and environmental development through acquisition of urban land in the quest for public purpose, [with the objectives of] improving dwelling housing for the poor, facilitating access to basic services and utilities, supporting the local economic development and creating clean environment (Urban Information and Plan Institute 2009).

1. A pro-poor Integrated Plan
2. Land Acquisition
3. Housing supply
4. Infrastructure Provision
5. Local Economic Development
6. Environmental Improvement

The LDP was among the 44 LDPs developed by the Arkebe Oqubay's administration (2002-2005) in 2005 titled Senga Tera-Fird Bet Local Development Plan

The Lideta Local Development Plan (LDP)

1. Condominium housing development
2. Mixed use lease development
3. Social service facilities
4. Access to land/housing by private homeowners whose houses had to be demolished.
5. Opportunity for the private house owners to buy condominium houses on the site, land to build their house on the site and an arrangement of land compensation in the expansion area based on their preference revealed in surveys. More than 80 people chose to rebuild their house in that area.
6. Temporary relocation of tenants occupying the public housing (Kebele) and resettling them back permanently in the condominium housing to be built on the site.
7. Condominium housing units to be sold to public housing tenants who can afford to pay the down payment. Plan suggested public-private-NGO partnership to enable those who could not afford to pay the down payment for the condominium units to enable them to own decent housing.

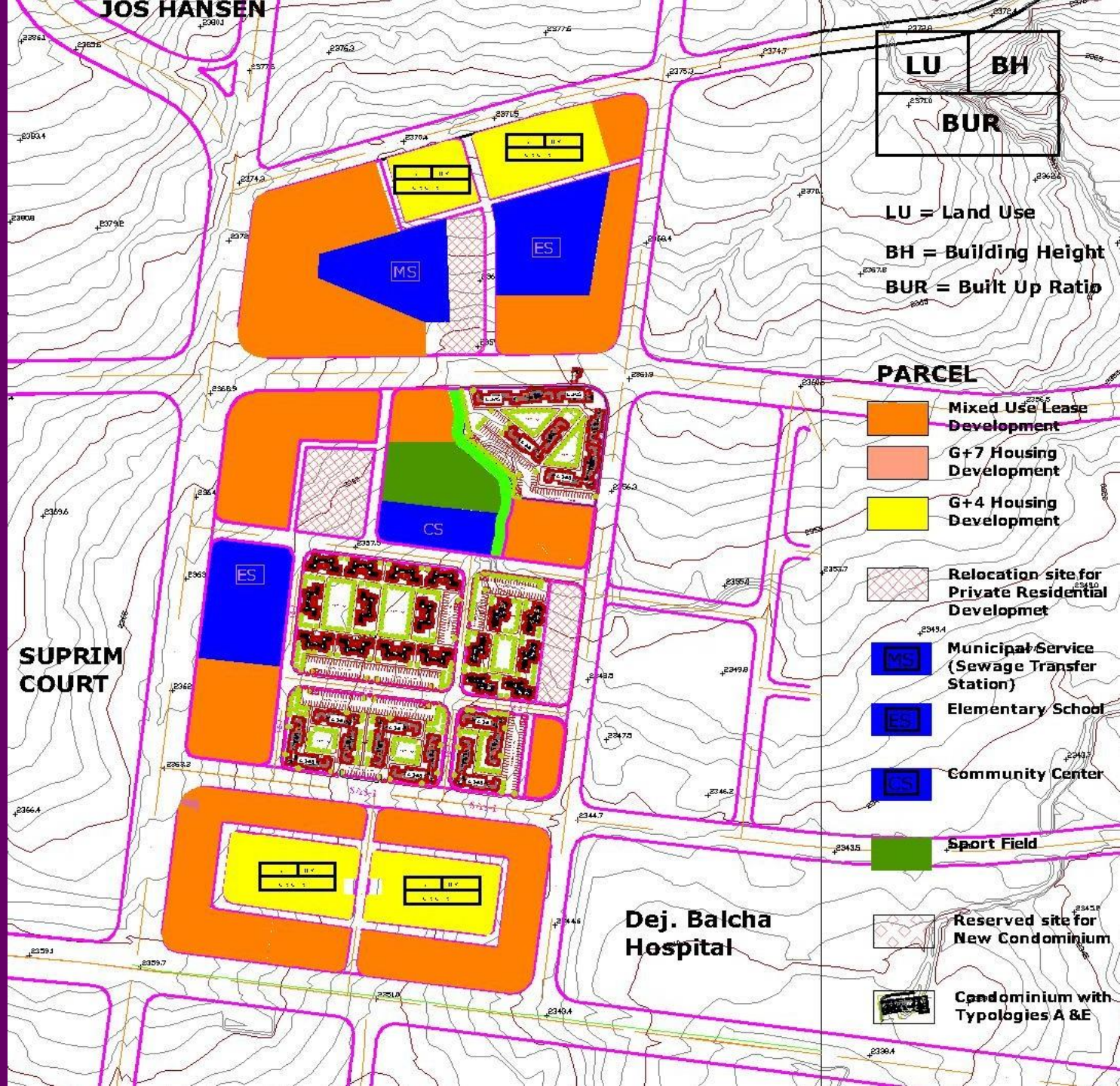


LU	BH
BUR	

LU = Land Use
BH = Building Height
BUR = Built Up Ratio

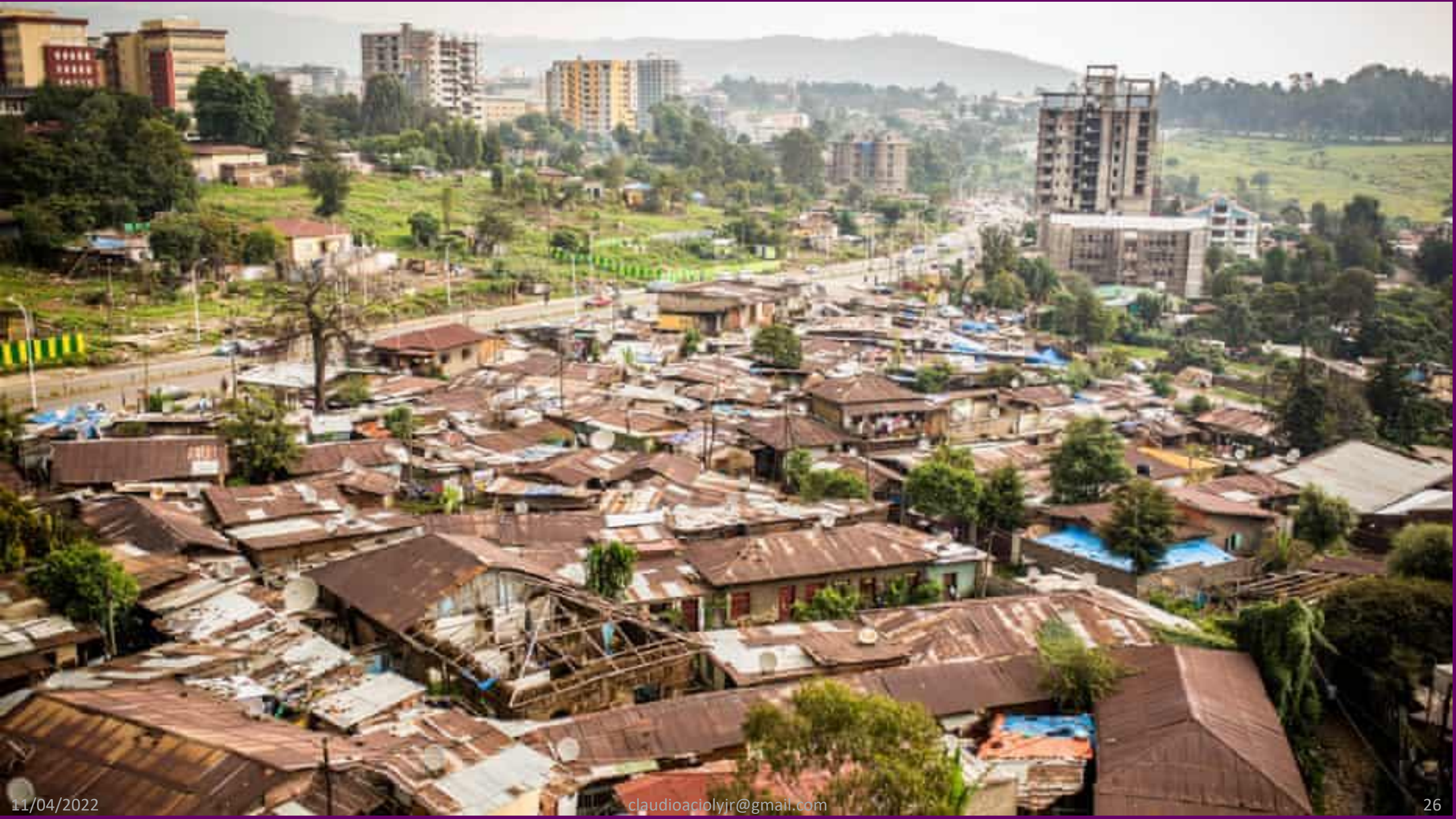
PARCEL

-  Mixed Use Lease Development
-  G+7 Housing Development
-  G+4 Housing Development
-  Relocation site for Private Residential Developmet
-  Municipal Service (Sewage Transfer Station)
-  Elementary School
-  Community Center
-  Sport Field
-  Reserved site for New Condominium
-  Condominium with Typologies A & E











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Google (2009)



Google (2016)



Insights from the Household Survey

1. 55.5% of the residents of the area earned a monthly income of less than USD\$77.40 (exchange rate ETB 1= USD 0.10320).
2. 64% of residents had no savings.
3. 81.4% have expressed their willingness to participate in the on-site redevelopment project.
4. 79% expressed their willingness to be temporarily settled in the temporary shelters provided by the government during the redevelopment of the site (Urban Information and Plan Institute 2009).
5. Majority of the residents, including the private house owners, preferred the in-situ redevelopment.
6. Mistrust on government's ability to keep its promises led to residents not preferring the on-site resettlement. Only 80 households out of 289 private homeowners who actually re-built their house on the site.

Lideta Slum Redevelopment Project Community Participation

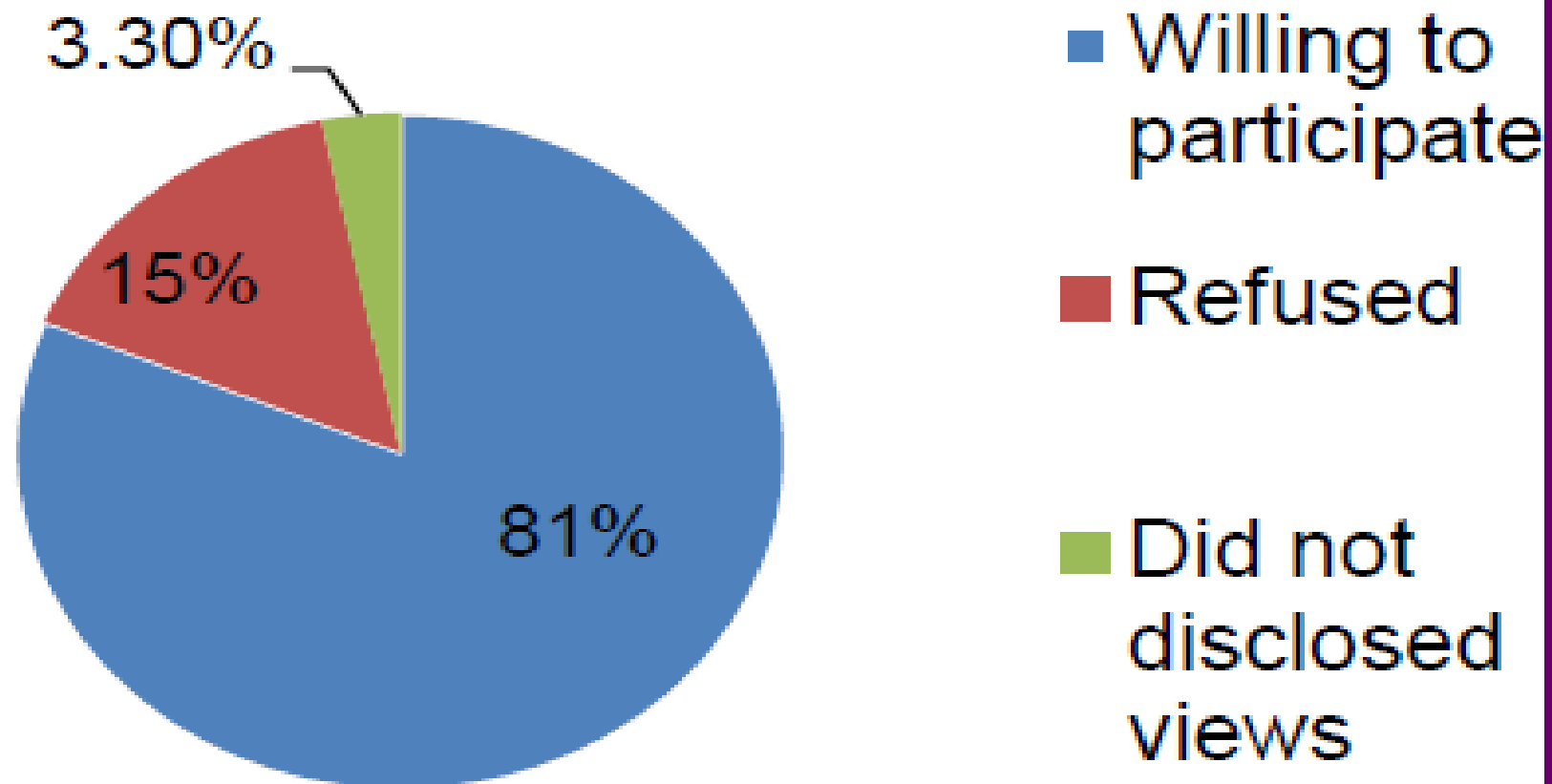
Lideta Sub-City, Woreda 08 Communication Office (2011)



Lideta Slum Redevelopment Project Community Participation

Lideta Sub-City, Woreda 08 Communication Office (2011)

Willingness to Participate in the Development



The Third Public Consultation with Private Homeowners in the Presence of the City Manager



Lideta Sub-City, Communication Office (2009)

Source: Ezana Haddis Weldeghebrael (2011). IHS Thesis.

The Public Electing Members of the Representative Committee



Lideta Sub-City, Communication Office (2009)

Source: Ezana Haddis Weldeghebrael (2011). IHS Thesis.

Residents Rebuking the Officials in the First Round Public Consultation



Source: Ezana Haddis Weldeghebrael (2011). IHS Thesis.

Lideta Sub-City, Communication Office (2009)

Lideta Slum Redevelopment Project: Residents Participation

1. Implementation manual prescribes citizen participation.
2. Planning was technocratically executed. Planners drew on information collected from the target group. No dialogue. No validation.
3. The petition signed by residents and the household survey revealed that the overwhelming majority of residents wanted the redevelopment project with on-site resettlement.
4. The implementation of the project was inclined to relocation to other places making on-site resettlement the less preferred option (*according to secondary materials and the interview with key informants from the affected group*).
5. Manual established 45 days to convince residents and carry out the demolition of the area to make the site ready for redevelopment. Project leadership extended it to 11 months.
6. Four (4) public consultations organized (2009).
7. Officials considered consultations as forum to persuade residents to take part in the project.
8. Officials tending to persuade residents towards resettlement and relocation to a new area (city expansion area).
9. Residents reacted aggressively to the news about relocation from the area where they were born and raised their family and rumours that the area had been sold to an investor!?

The Private Homeowners' Representative Committee Presenting the Output of their Negotiation for the Public



Lideta Sub-City, Communication Office (2009)

Source: Ezana Haddis Weldeghebrael (2011). IHS Thesis.

Public Consultation with Residents who chose to be transferred to Other Public Housing



Lideta Sub-City, Communication Office (2009)

Source: Ezana Haddis Weldeghebrael (2011). IHS Thesis.

Lideta Slum Redevelopment Project

Consultations with Tenants

1. First consultation with the public housing tenants: 743 participants out of 987 total public housing tenants.
2. At first, tenants hostile to the idea of relocation and resettlement.
3. Consultations led by most important political leaders in charge of the project: the City Deputy Manager, LDBUR project office head, Lideta Sub-city Chief Executive, Lideta Sub-city Chief Manager and Public Relation Advisor to the Sub-city Chief Executive.
4. **Public housing tenants given 3 options:**
5. **1:** To buy the condominium housing units built by the government in other parts of the City with twenty years mortgage by paying 20% down payment if they can afford.
6. **2:** To buy condominium housing units to be constructed on the site with similar buying arrangement and being temporary sheltered in the housing units that the government offers during the reconstruction period.
7. **3:** To be relocated to other public housing unit (Kebele housing unit) within the Sub-city, if they cannot afford to buy condominium housing units.

The Private Homeowners' Representative Committee Presenting the Output of their Negotiation for the Public The Third Public Consultation with Private Homeowners in the Presence of the City Manager



Lideta Sub-City, Communication Office (2009)



Source: Ezana Haddis Weldeghebrael (2011). IHS Thesis.

Lideta Slum Redevelopment Project

Consultations with Private Homeowners

1. 28 Feb 2009: the public consultation was led by the Sub-city Chief Executive, Manager and the ruling party public relation officer for the Subcity
2. 260 people has turned out in the meeting out of the 323 house owners in the site;
3. 3 options given to homeowners:
 - (1) to take cash and land compensation in the expansion area of the City;
 - (2) to get cash and land compensation on the site;
 - (3) to get cash compensation and buy condominium housing unit on the site or elsewhere in built site.
4. In all cases, one-year house rent was paid to residents, considering the construction period.
5. Residents demand no relocation, on-site redevelopment and claimed that the area is their source of livelihood and their identity



Lideta Sub-City, Communication Office (2009)

Source: Ezana Haddis Weldeghebrael (2011). IHS Thesis.

Lideta Slum Redevelopment Project

Consultations with Private Homeowners

1. Youth activism: a group of young residents embraced the project and wrote a petition to the mayor requesting a second consultation.
2. 14-15 April 2009: 247 homeowners attended the consultation out of 300 private homeowners;
3. Extended family living in the same compound: residents demand that dependents in each house be given substitute land and housing separately. They also demanded a guarantee to rebuild on the site.
4. They required cash compensation that considers current construction market prices and a land compensation of in nearby well serviced location.
5. Relocation to be selected by the residents themselves and it will be well serviced land;
6. Homeowners representative committee member elected democratically: 7 from each group, in total 14 members. Goal is to negotiate and to sign a Memorandum of Understanding that binds the two parties.

Participation of Women and Youth

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THANK YOU!