



**JIMMA UNIVERSITY**

**COLLEGE OF SOCIAL SCIENCE AND HUMANITIES**

**DEPARTEMENT OF GEOGRAPHY AND ENVIRONMENTAL STUDIES**

**CHALLENGE OF ACCESS TO RESIDENTIAL LAND FOR URBAN HOUSING  
AMONG LOW INCOME HOUSEHOLDS AND ITS IMPACT ON LIVELIHOOD:  
THE CASE OF SOKORU TOWN, JIMMA ZONE, OROMIA REGIONAL STATE,  
SOUTH WEST ETHIOPIA**

**BY**

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## ***ABSTRACT***

*This research has been conducted in Sokoru town Jimma zone Oromia regional state, Ethiopia. The general objectives of the study is assessing the challenges of access to residential land for urban housing among low income households that live in purposely selected kebeles such as Kuba, Kiltu Aba fedo, Kela and Mahel ketama and Sokoru town land administration and housing development. Questionnaire, field observation and key informants interviews were tools of data collection from 174 sampled*

*households living in sampled kebeles random sampling technique for questionnaire and judgmental technique for interview. Data were collected and analyzed qualitatively and quantitatively. From the study it was discovered that the supply and demand of urban land in Sokoru was inversely related. Regarding offices responsible to land administration in the town there were no clear programs and guide line. The study moreover depicts that the size land use land cover such as forestland ,vacant land and grass land were decreased due increase built up by migration from rural to urban. Therefore it is recommended that the offices responsible are also expected to be guided by programs and guidelines, free from corruption and are needed to be structured in such a way that equitable and fair decision making could be taking place.*

**Key words:** - urbanization, housing, challenges, land demand and supply, land management, access to urban land

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## **ABBREVIATIONS AND ACRONYMS**

ARD	Association in Rural Development
CSA	Central Statistics Authority
CPF	Central provident fund
ECSU	Ethiopian Civil Service University
EPDRF	Ethiopian people democratic republic federation
FDRE	Federal Democratic Republic of Ethiopia
FEACC	Federal Ethics and Anticorruption commission
IBID	In the same source used to save space in textual references
LDMA	Land development and management authority
MoUDHCo	Ministry of urban development and housing construction.
MOWUD	Ministry of works and urban development
NGO	Non-government organization
Npro	Proportionate sample households.
SPSS	Statistical package for social science
THek	Total house hold at each kebele
THsk	Total house hold sample kebele
UN	United Nation
TVET	Technical vocational education and training

## **CHAPTER ONE**

# 1. INTRODUCTION

## 1.1 Back ground of the study

Land is fundamental to development, growth and housing delivery in any society. It is a crucial element in property development process, and its acquisition is vital to achieving efficient and sustainable housing delivery in urban environment (Hasrat 2018). Providing the populace with access to land and empowering them to make effective use of it is central to poverty alleviation. Some scholars argue that land is not just only basis of life but it also supports all necessities for life to exist, and it acts as a tool for attaining social prestige, economic security and political power (Bello, 2007; Chukwujekwu, 2006). Urban land is a key natural resource that requires proper consideration in urban development, issues related to land is the most sensitive part of human life everywhere in the world .It has been also the major basis of despites and conflicts that has been raised at individual, group, society and country levels (Belachew, 2009).

Access to land for housing development in urban areas in many developing countries, especially sub-Saharan Africa, is becoming highly problematic each passing day. The poor, who lack economic and political power to gain access to urban land, are experiencing severe challenges regarding land and housing accessibility in sub-Saharan Africa (Adedeji and Olotuah, 2012).As a result, most urban residents are forced to live in slums and squatter settlements.

Land management entails all activities concerned with the management of land as a resource both from environment and economic perspective. From an institutional perspective also, land management include the formulation of land policies, the legal frameworks, resource management, land administration arrangements and land information management. Therefore, inefficient urban land management can result in uneconomic use of land, uncontrolled informal settlements, urban sprawl, illegal land holdings, weak provision of basic services and infrastructure (ECSU, 2009).

In Africa, due to high population growth and market developments, there is mounting competition for land resources, especially in towns and cities, and in productive high value areas customary land management is under pressure, and the coverage of formal land institutions is generally very limited. As a result, land tenure and shelter are insecure for many ordinary Africans in both urban and rural areas (ECSU, 2009).

Legal access to land is a strategic prerequisite for the provision of adequate and affordable housing for all. In contrast, lack of access to land is the cause for increased living costs, the proliferation of slums and informal settlements, environmental degradation, and the increased vulnerability of urban poor and women-headed households, and other marginalized and disadvantaged groups (UN-Habitat, 2012). Further, the land is a public property and an individual can enjoy only the user right of land under his/her possession. The means to acquire legally (formally) a plot of land for housing development and for investment purpose is

dependent on the efficiency of lease policy application. According to Ethiopia's Ministry of Economic Development and Cooperation (UN-Habitat, 2011), even though the urban centers housed a small proportion of the total population in Ethiopia, most of these places are characterized by acute shortage of housing and overcrowding.

Ethiopia is one of the nations with a higher urbanization which is mainly manifested with a high population growth of cities and towns due to many push and pull factors. Surveys indicate that the average rate of population growth in the urban centers of Ethiopia is 4.1%. The main causes of urban population growth due to the natural increase of the population (i.e. when fertility rate is much greater than mortality rate) and when there is migration from rural to urban areas (UNPD, 2003).

The increment of population in a given urban area causes contradicting consequences for its residents. Some residents with no land in one hand will not be able to easily access land for housing as far as the demand is alarmingly increasing and some of the residents having land including farmers in the peripheral area on the other hand are benefited a lot since the expansion of town cause increase in the price of land and other services they might deliver. As far as land is a property rights for both rural and urban poor providing shelter dignity and agricultural products as a means for livelihood (Ruth, 2009)

According to Bacry et al (2009), even though the right to adequate housing regarded as a central human right in international legislation millions of peoples in Ethiopia where affected by housing and land right violation in the previous régimes. Currently attempts are being made to formulate urban development polish's the in evil to insure the equitable distribution of land to both the rich and poor in such a way that peoples with low income can have the access to urban land at reasonable cost. Creating an atmosphere which facilitates access to land for the poor by the government is then recognized as a key issue that helps to minimize housing problems (Belachew 2010).

However, from once experience still the problems related to the challenges of access to residential land for urban housing among low income households particularly for those who are which low income seems aggravated .Therefore an investigation about the challenge of access to urban land and housing for low income and impacts on livelihood in line of urban land policy and management practice in sokoru town needed so that strait forward solution will be designed and implemented.

## **1.2. Statement of the Problem**

The land is central to solving housing issues. So, without looking at the issue of land there can be no meaningful discussion on how to solve the problems of housing for the poor in our cities and towns. The inaccessibility of decent, secure, affordable land is the

major reason why there are so many slums in cities of developing countries. Simultaneously, stopping the wheel of urbanization seems impossible. Market forces, which are pushing up the cost of urban land, are making the land inaccessible to majority of city dwellers, especially poor (UN-Habitat, 2012).

In Ethiopia, the urban land is handled by the Ministry of Urban Development and Housing Construction (MoUDHCo) at federal level. The MoUDHCo, as the coordinator of national urban land affairs through its Land Development and Management Bureau, supports urban local governments with policy implementation, planning, capacity building, and guideline formulation and implementation concerning urban land development and management. Urban land administration is delegated under the federal constitution to city governments and municipalities. The implementation of urban land development policies and administration functions at city or town level are handled by city administrations in accordance with relevant regional legislations. In most of the urban centers of country, the land-related matters and functions are handled by the ‘department of urban planning and land administration’ set up in the municipal service office. This department is responsible for making decisions on land use and land development tasks, keeping records, underpinning secure tenure and facilitating transactions. However, it is observed that the functions performed by city administrations and the instruments available to them are not yet aligned with the tried and tested international practices (World Bank, 2012).

Despite wide recognition of the right to adequate housing as a central human right in international legislation, during the previous regimes of Ethiopia millions of people were facing violations of their housing and land rights. Currently, the important dimensions of Ethiopia’s urban development policy, as they relate to the land policy, are: ensuring the equitable distribution of land to both the rich and poor, facilitating mechanisms by which low income groups are allocated adequate land at reasonable cost, promoting urban-rural and urban-urban linkages, support for small and micro enterprise and job creation,

Integrated housing development. Improved access to land by the poor is, therefore, recognized as a key to ending poverty by the federal government of Ethiopia (Belachew, 2010). In practice, although urban land policy tried to bring good sense in the land allocation process and the putting in place of various policy strategies that seek to address the needs of the poor, a number of challenges have been observed. Such

challenges include: constraints in price rise and in demand for urban land, increased bureaucratic tendencies, weak monitoring and evaluation mechanisms, inadequate databank systems, shortage of financial resources, lack of participation by the poor, inadequate official records about poverty, the poor's lack of ability to pay for the land, lack of transparency in service delivery, poor being less active or not engaged in the land delivery process, most land allocation procedure based on the bidding system which favors the most affluent, and existing requirements of standards (Abuye, 2006).

According to the socio economic profile of sokoru town of 2022 the town had a population of 8214 in 2015, whereas the number of the population of the town increased to 15976 in 2022. Therefore within 7 years the number of the population of sokoru town in 2022 increased by 48.6% of that of 2015. It is true that if there is a high population the demand for urban land increases as well. As far as land supply is fixed, the existing land then can't satisfy the urban land demand of the ever increasing population of the town. A number studies conducted on urban land issues, such as Practice and challenges of residential housing provision in Oromia region: the case of Sululta Town Challenge of access to land for urban housing in sub-Saharan Africa and land accessibility and implications for Housing Development in Kano Metropolis, Nigeria and urban land lease policy and access to land of the poor and women in Bahir Dar. However, the findings in such studies did not relate challenge of access to land for urban housing among low income residence and its impact on livelihood. Moreover challenge of access to land for urban housing among low income residence and its impact on livelihood have not been closely examined in the study area and often poorly understood. This study is aimed to assess challenge of access to land for urban housing among low income residence and its impact on livelihood in Sokoru Town Jimma zone Oromia Regional State.

### **1.3 Objectives of the Study**

#### **1.3.1. General objective**

The general objective of this study is assessing challenge of access to residential land for urban housing among low income households and its impact on livelihood. Furthermore, the study has the following specific objectives:

#### **1.3.2. Specific objective**

- To assess the degree of balance between demand and supply of urban land for residential housing
- To assess to what extent urban land policies and programs are responsive to urban land needs of low income households.
- To assess the effect of housing problem in communities

### **1.4 Research Questions**

This aimed assessing the extent to which housing land is accessible to low income households in Sokoru town in lines with urban land policies and laws.

Therefore the study sought to answer the following key questions.

- To what extent urban land demand and supply are balanced in the study area?
- To what extent urban land policies and programs are responsive to low income households?
- To what extent housing problem has affected the livelihood of respondent in the town?

### **1.5 Scope of the Study**

The scope of the study spatially confined to Sokoru Town. It describe the challenge of access to land for housing from 2002 to 2022 G.C the spatio temporal land use land cover change. It is very difficult to cover the whole geographic area with a single study of this kind because of manageability and financial constraints. Hence, this research paper is limited to assessing the major challenge of urban land supply; the extent of urban land policy and programs are responsive to low income households, the effect of housing problem in Sokoru town.

## **1.6 Significance of the Study**

The study is expected to provide both practical and academic significance. Practically the study identified the problem of residential house and academically the researcher and the other person who read this paper get the sequence of the study. It is mainly important for households with low income since it publicizes the problem of land for housing that may lead concerned bodies to take some possible measures so as to minimize the problem at hand. It expected to contribute the land management practices implement based on land policies and lease proclamation in such a way that it benefits urban settlers with low income. It is also for concerned bodies and offices since it helps them to evaluate themselves their capacity of implementing the policies and programs accordingly .Furthermore, the study will has a great deal of importance academicians, researchers, practitioners and urban policy maker to take corrective measures for land lease policy which in turn contribute to the debate that exists on the land lease law issue.

Generally, after examining where the challenges related to urban land access to low income households lies, the research forwards recommendations for concerned bodies and offices on law fair and equitable distribution of urban land could be employed.

## **1.7. Limitation of the Study**

The main problem faced by the research process is lack of experience and finance. It is impossible to conduct such kind of research without sufficient amount of money and advance of knowledge. The researcher solves this problem he reduce the amount of respondent and work friendly with classmate students. The other problem faced in the course of this study is associated with getting adequate and reliable primary data. Most people were not voluntary to give the correct information especially about age and income of the household.

Regarding secondary data collections the problems encountered include the following: Some government offices were not voluntary to give the required information; even those that were willing to give their data did not have complete information and the available data lacks quantity and quality; due to poor documentation of the data in the government offices. It was laborious to get the necessary and relevant information; the structural reform of the public sectors had also an influence on data gathering. Government employees who

were responsible for releasing the desired data are newly assigned at the position and do not know much about the issue.

However the researcher had gone these subjects repeatedly and made a maximum effort to get relevant data. For the above problem the researcher try to solve the problems by state purpose of the study was made clear to the respondents, translated in to Afan Oromo, proper planning, giving attention and priority to the work devoted with patience.

### **1.8. Organization of the paper**

The study is organized under five chapters. The first chapter deals with the introduction part which contains back ground, statement of the problem, objective, research question, scope, significance and limitation of the study. The second chapter includes both theoretical and empirical reviews such as concept of urban land and urbanization, urban poverty, corruption in land sector, capacity of land administration, policy issues of land, and urban land policy in Ethiopia, urban land tenure and urban land governance and administration. The third chapter will cover methodologies and model specification of the study. The fourth chapter will about analysis of data both in descriptive and inferential way. The final chapter was designed to provide conclusion and policy recommendation based on the study obtained from analysis.

### **1.9 Operational definition**

**Access to Land:** is through the acquisition of a small parcel of land that people established themselves in urban economy. It is on this parcel that they engage in brick-by-brick capitalization, gradually accumulating the materials for a house or, in later stages, the addition of a rental unit that not only brings them income but adds to the housing stock of the city without the use of public funds (Doebele, 1987).

**Housing:** -housing refers to more than the tangible house structure and includes the infrastructure and services that provide the house. This includes the nature of the water, sanitation, energy, access roads, and footpaths (Charlton, 2004).

**Housing affordability:** -is referring to the willingness and ability of households to pay to consume a housing service, which depends on the housing price, household income, and the terms and availability of mortgage finance (Azeb, 2007).

**Household:**-it is an arrangement made by persons, individually or groups for providing themselves with food and other essentials of living (UNCHS, 2001).

**Housing shortage:** -the difference between the total number of households and the total number of housing units in giving geographical units as a result of market excess of households over housing units (Tadesse, 2000).

**Livelihood:** definition of “livelihood” had been given by different academic researchers, development role player and other authors including Chambers and Conway, 1992, Bernstein, 1992, Ellis, 1998, Francis, 2000 and Lantz, 2003). According to Chambers and Conway, et.al (1992), livelihood defined as the compromise of capabilities, assets such as; stores, resources, claims as well as access and activities required for the means of living. This is sustainable which cope up with and recover from stress and shocks, maintain and enhance its capabilities to provide better livelihood opportunity for the next generation that makes net benefits to other livelihoods at local and global in long and short terms.

**Urbanization:** - the UN defines urbanization as the course of a shift in population from a rural to more urban civilization. Numerically expressed, urbanization denotes the increases in the share of the population that resides in urban areas predominantly because of net rural to urban migration (UNFPA, 2007)

## **UNIT TWO**

### **REVIEW OF LITERATURES**

#### **2.1. Concept and Meaning**

Housing is a very important aspect in human life. It is a multi-dimensional concept and has been defined differently by different people depending on the emphasis and focus of analysis. Even though, housing is the basic human need, it is difficult to give an all-embracing concept to define housing. The problem of defining housing is difficult enough when a single country or the economically advanced areas as a group or considered, is compounded in an international context that includes poor as well as rich nations, world regions sharply differing in climate and societies with highly diverse cultures (Habte,2010)

For this reason, different scholars give different definitions of housing. Kidist, (2014) defines housing as one of the basic human needs along with food and clothing. As a result, mankind has been developing different kinds of shelter with the changing civilization and time. Moreover, International Housing Coalitions (IHC, 2007) stated that, housing is more than physical shelter and the residential environment consists of not only the dwelling units, but also the site and setting, neighbor and community, municipality and public services habitability and accessibility, rights and responsibilities, costs and benefits. Yet housing is even more than the residential environment, for it is only in relation to those who inhabit and use it that housing has meaning and significance not only physical and economic, but also emotional, symbolic and expensive. Housing can be also defined as a process, the actual product of creating human shelter and as a cultural reality. The basic definition is housing as shelter and the provision of human needs (UNHABITAT, 2011). According to the United Nations housing is a means which should perform a double function:

The interior, one of providing a place where a household of different age, sex, education, occupation, intellectual modes and values can meet in harmony; and the exterior, one of providing meeting grounds for groups of households and for the healthy and enjoyment enrichment of their lives and the life of the community.

In economic terms, housing is considered as a commodity which has a market value and can be bought and sold. Through housing is reflected a person's economic standing and his affordability to attain a certain level of quality of life. Housing is also considered as a security which a person owns for the benefit of one's future.

Housing is consumption as well as investment. The set of housing services consumed is surely different in the rich compared to the poor countries. Habte, (2010) argues that shelter accounts for a large component of the total bundle of services in the poor countries while luxury elements, and the utility and prestige they carry, are more important parts of housing in the rich nations. Consequently, the good itself like many consumer goods, is heterogeneous, yielding different mixes of services that vary with the level of development. Even though, housing is considered as a basic good for both developed and developing countries, a large proportion of town dwellers in all developing countries cannot afford housing at the standards considered desirable and required

by law in western industrial countries (IHC, 2007). As a result, many cannot afford to make any regular contribution to value when it comes to spending their money. Even the cost of bringing housing for ever-expanding urban populations to a modern standard by means of subsidies is beyond the capacity of governments to meet especially in developing countries. In broad terms, housing affordability problems exist when housing costs absorb a great proportion of household income (Samuel, 2014).

From the above definitions, some argued that housing is a shelter that gives protection against the hostile physical environment; others said that housing is the sign of prestige; some other groups also argue that housing comprises a number of facilities, services and utilities which link the individuals and their families to the community and to the region in which it grows and progress. This leads to summarize that housing is an asset that has a multidimensional aspect on humans' life.

**Condominium housing** is a name given to the form of housing tenure where each resident household owns their individual unit, but equally shares ownership and responsibility for the communal areas and facilities of the building, such as hallways, heating systems, and elevators. There is no individual ownership over plots of land. All of the land on a condominium site is owned by all home owners. Usually, the external maintenance of the roof and walls are undertaken by a Condominium association that jointly represents ownership of the whole complex, employing strict management to ensure funding from each homeowner.

### **2.1.1. Importance of Housing**

Shelter is one of the basic needs of mankind and it is important for the physical survival of human beings. It is also recognized as an entitlement for all human beings (Jemila, 2010). Furthermore, adequate housing has vital importance for social welfare and for the development process of a given country as a whole. In line with this Jemila, (2010) speculates that settlements in which people live and work provide economic, social and physical environments that facilitate or hinder the ability of people to generate and increase income. According to Jemila (2010), adequate housing stimulates both physical and economic improvement of the population. It is mainly due to the fact that where we live affects so much of our daily lives. Besides, the cost of housing is large in the household budget.

Houses are not only just places to live but also they are assets for their owners. It can be used to generate income through home-based business activities and it can also serve as collateral for loans for the owners Jemila, (2010). It can be summarized that owning a house is fulfilling one's basic need and right as well. In addition, good housing condition improves the health and the productivity of the inhabitants and thereby contributes to their wellbeing and also to the broader economic and social development of the society and the nation at large.

### 2.1.2. Housing Supply

Housing supply can be affected by different factors according to Wagura, (2013), the basic factors are land availability, Infrastructure, Building materials, Organization of the building industry and Quality of the labor force which are detail presented as follows :-

- i. *Availability of land*: since houses are built on land, the availability of land, the related transactional cost and security of tenure influences the supply of housing.
- ii. *Infrastructure*: physical and social infrastructure such as roads, pavements, street lights, waste collection facilities, water and sanitation systems, transportation networks, electrification, market and commercial centers accessible to residential areas, are all important in enhancing the market to supply of housing.
- iii. *Building materials*: the availability of building materials determines the cost of houses built which in turn determines the number of units supplied. Inflation may result in the increase of their prices. The materials must meet technical adequacy and socio-cultural demand.
- iv. *Organization of the building industry*: the manner in which the construction industry is structured has a direct effect on the number of houses supplied. Where the industry is well organized, unrestricted, and competitive, the supply of housing will be higher than in a restricted industry all other factors kept constant. Government policies including those of tax rebates and other housing incentives form part of the structure. Other policies affecting the interest rates are also influential.
- v. *Quality of the labor force*: high quality of the labor force has a positive impact on the efficiency and standard of housing supply. If the same labor force is highly mobile, the construction industry will be able to access skilled and quality labor and therefore have a positive impact on supply (Wagura, 2013)

In the same manner Pettinger, (2019) find that the number of new houses being built, Planning restrictions on the use of land, Local opposition to new home builds and the profitability of building new houses are the main factors that may affect housing supply. This is dependent on the demand for houses and prices. In a boom, builders are usually keener to build more. Falling house prices can lead to a restriction in supply (Pettinger, 2019). These factors may differ from country to country.

### **2.1.3. Housing Demand**

The demand for housing can be influenced by different factors which can be broadly categorized as Demographic changes, Rates of urbanization, new household formation, Property rights, Housing finance and Macroeconomic conditions (Wagura, 2013) and are presented as follows.

i. *Demographic changes*: the increase in population creates an increase in demand for housing. In developing countries the population has been rising over the years with bulk of the population increase being experienced in urban areas.

ii. *Rates of urbanization*: this is closely related to population growth where the rate of urbanization increases due to natural population growth and rural-urban migration. In addition, there is interurban mobility as people get job transfers or expand their opportunities. Thus a high urbanization rate leads to demand pressure for housing in the urban areas.

iii. *New household formation*: household formations relate to the changing demographic structure. As young people mature and move out of their parental homes, they desire to have their own homes and thus creating demand for housing. Other issues relating to household formation are divorce and separation rates and job transfers where a member of the family has to leave the dwelling unit to work in another town.

iv. *Property rights*: Security of ownership leads to increased investment which creates job opportunities for people luring more to urban centers. This creates a growing demand for housing for the laborers

v. *Housing finance*: the ability to access financing to acquire housing will determine the effective demand for housing. Where there is access to housing finance, housing subsidies, low-income banking facilities and cooperative systems, the effective demand will be higher.

vi. *Macroeconomic conditions*: these conditions affect the affordability of housing. Where an economy is experiencing inflationary pressures and high cost of funds, then the demand for housing will be low. (Wagura, 2013)

## **2.2. Theoretical Review of Literatures**

### **2.2.1. The trend of urban housing problem in Ethiopia**

Based on Worldometer elaboration of the latest United Nations data (2019), Ethiopia's urban population constitutes about 20.9 percent of the total population (Worldometer, 2019). This shows that Ethiopia has low urban population ratio than most developing countries. Even with this low level of urbanization, most urban centers suffer from a

variety of urban problems including inadequate infrastructure, housing and services, high unemployment and weak institutional mechanism for good urban governance and sustainable urban development (Tegegne, 2005).

According to (Abraham, 2007), housing shortage is one of the major problems that the country faces in almost all urban areas. Recent estimates concluded that, currently the housing shortage in Ethiopia particularly in Addis Ababa is more than 1.2 million (MUDH, 2017). In addition to the shortage, the existing houses are below qualitative standard and lack adequate space. Moreover, the extent of provision for water supply, electricity, drainage facility and other services in the existing settlements is also very low.

The problem is aggravated due to the country's low investment in the housing sector. Even if the country's investment in housing construction is in progress, still it is in lower condition compared to developing countries. With regard to Addis Ababa, which constitutes 15 percent of the country's urban population, the city is experiencing an acute shortage of residential housing (MWUD, 2008). According to information obtained from the Ministry of Urban Development and Housing ((MUDH), 2017), there is lack of about 1.2 million houses and also the demand for housing increase by more than 50,000 per year due to high population growth in Addis Ababa (Jemila, 2010).

The housing problem that the city faces has resulted in severe congestion and overcrowding in the living condition of the city's residents. Moreover, the existing huge gap between the supply and demand for housing has led to illegal housing construction and squatter settlements in many places throughout the city (Jemila, 2010).

Besides, many of the housing units constructed in the city are of poor quality due to old age, limited variety and poor workmanship. The scarcity of shelter related infrastructure, especially lack of adequate water supply and sanitation has also contributed to the poor housing condition in the city (Tsion, 2007). Most international estimates put the proportion of the Addis Ababa's population that is living in rundown and slum settlements as one of the highest in the world. According to Akinyode, (2016) the proportion of squatter and slum settlement in Addis Ababa is 90 percent. Worse housing conditions that are combined with the expansion of squatter settlements cause a rapid increase in the proportion of the population of Addis Ababa that live in such settlements (Tsion, 2007).

## **2.2.2. CAUSES OF URBAN HOUSING PROBLEM**

### **2.2.2.1. Urbanization**

The rate of urbanization is considered to be one of the indicators of a country's economic development. When the urban center grows in developing countries, it leads to the increase in the population mainly through rural-urban migration. High population growth contributed to an increase in the demand for houses in urban centers. When a country becomes more urban, more houses will be needed to accommodate the increasing population in urban centers. However, in developing countries the pace of urbanization is not supplemented by the provision of adequate housing. This is one of the reasons for crowdedness and the development of squatter settlements in most cities of the developing countries (Abraham, 2007).

### **2.2.2.2 Urban Poverty**

Looking at the land availability in urban areas, the access to land for the urban poor has become a critical issue in a context of growing informality and the urbanization of poverty. Conventional approaches have failed to distribute land in an equitable and fair manner and policymakers realize that intervention in the land market is necessary in a bid to make land markets work for the poor. Land price is a critical factor in accessing the affordable housing. High land prices, resulting from market forces (demand and supply), and restrictive legal framework together with low family incomes turn land into a single biggest component responsible for rising cost of urban housing in many developing countries (UNEP, 2002).

### **2.2.2.3 Corruption in Land Sector**

According to Transparency International (2011), corruption in the land sector can be generally characterized as pervasive and without effective means of control. It can be found in statutory as well as in customary systems. It can vary from small-scale bribes and fraud (e.g. administrative corruption), to high-level abuse of government power and political positions (e.g. political corruption). Corruption, whether administrative or political, does not favor the establishment of long-term national or local land strategies. When corruption is present in the land sector, related actions and decisions are driven by distorted interests and policies that favor the few (Palmer et al, 2009), Corruption that occurs in public administration and government services is a common feature in the land sector. It can take the form of small bribes that need to be paid to register the property,

change or forge titles, acquire land information, process cadastral surveys, and generate favorable land use plans (vander Molen et al, 2007). Such bribery is facilitated by complicated processes. Political corruption in the land sector aims to gain control over a country's resources. Political corruption in the land sector relies on broader weaknesses or breakdowns in governance that compromise institutions' transparency, accountability and integrity. Illegal actions by elected leaders, public officials and the private sector may go unpunished as key national institutions are co-opted to serve the interests of the few. Parliament and parliamentary committees may be influenced or even controlled by members who have conflicts of interest when it comes to policy decisions on land governance. Judges may rule in favors of public officials and companies when land disputes arise, irrespective of evidence and the law (Transparency International, 2011). Corruption can involve various actors, ranging from public officials and local leaders to outside investors. Actors may include government officials (at the local and national level) as well as individuals that command political and economic power. Customary and communal authorities may also be involved, engaging in corrupt dealings and practices. Sometimes eviction risks are closely linked to opaque dynamics between public and private actors engaged in corrupt practices (Jaitner et al, 2017).

#### **2.2.2 4. Urban Land Governance and Administration**

Experts argue that good management and administration of land is appropriate for its significance for a given country's future growth and development. Land administration is the regulatory framework, institutional arrangements, systems and processes that encompass the determination, allocation, administration and information concerning land. Land administration is concerning issues related to land such as regulating the development and use of the land ,collecting revenue from the land and dealing with and resolving land related cases and so the like. Many other cases involving land regulation, land valuation, land management in term infrastructure and utilities are also taken as land administration (Tendayi, 2011).

Land administration has many problems in many of the urban centers in Ethiopia. Decentralized land administration management systems, injustice. Corruption is problems of land administration that have not been able to provide efficient services. In addition, it is possible to say that almost the majority of people, households with low income are no able to afford the cost of urban land. Therefore, the policies formulated later was proposed to

improve and make land related services efficient and equitable for all citizens and so as to minimize corruption and injustice. A study conducted in Burayu town by Degu et al(2014) ,for example indicated that the major problem of informal settlement in Burayu is the bureaucratic procedure and the poor management of land management agency of the town to deliver land for those who needs accordingly.

Access to land and security of tenure have been identified as two strategic prerequisites for the provision of adequate shelter and for the development of sustainable human settlements affecting both urban and rural areas and therefore the federal government of Ethiopia recognizes improving the access to land for the poor as a key to end poverty. The managerial capacity of concerned bodies is one of the factors for equitable transfer of urban land for citizens. It is evaluated in terms of organizational structure and responsibilities in relation to land related activities .It is also can be seen from the respective the working system and bureaucratic conditions including producers and process of work. Concerned bodies are assessed from the point of view of their respective guidelines and manuals (Bacry .et al, 2009).

Studies indicate that regional and lower-level urban land administration are found with no much capacity to sufficiently implement land administration policies and programs and laws are some of the main weakens to the regional and low level administrations. Not only well trained staff to implement programs but also absence of resources such as offices and equipment are some of the main cause for poor administration of urban land in many of the urban centers in Ethiopia.(ARD,2004).

Land governance can be defined as: “the rules, processes and structures through which decisions are made regarding access to and the use (and transfer) of land, the manner in which those decisions are implemented and the way that conflicting interests in land are managed” (UN Habitat, 2011). This definition highlights three important dimensions: (1) institutions, (2) quality of decision-making and the translation into action; and (3) managing conflicting interests, entailing consideration of the equity dimensions of land policies, land interventions, and the institutional arrangements for land governance

### **2.2.3. Consequence of housing problem**

The problem of housing is not a localized phenomenon to any specific area. Rather it is a global challenge that all countries are facing. Even though the problem manifests itself in different ways in different societies, it is usually the poor that are more vulnerable to this

problem. According to Akinyode (2016), around 20 percent of the world's population is thought to be lacking decent housing. With regard to the residents of the developing world, it is estimated that over half of the population live in substandard and overcrowded housing.

The problems of housing in developing countries are enormous and complex; it also exhibits visible regional differences. In most urban centers, the problem is not only restricted to quantity but also to the quality of available housing units and the physical state of the living environment (Akinyode, 2016). According to Akinyode, (2016) there are at least three distinct types of poor urban dwellers in developing cities that are: 1, there are the homeless and the street sleepers. 2, population that are to be found renting accommodations in slums and tenements and. 3, there are squatters and occupants of slum areas.

Accordingly, among the three poor urban dwellers' categories, it is the squatter settlement or the slum settlement that is the most common sign of rapid urban development in the developing world. Hence, it is estimated that shanty towns and squatter settlements constitute about 50 percent of the total urban population of the developing countries, but on some occasions like Addis Ababa and Casablanca, the proportion is far higher to 90 to 70 percent respectively. Moreover, in the majority of cities in the developing world, the people who live in squatter and slum settlements live in overcrowded situation with little or no infrastructural services (Akinyode, 2016).

Moreover, residents who live in slums and squatters are usually unable to afford even the most minimal housing provision by the formal land and housing markets with basic services. People also face vast barriers in accessing legal housing and land because of the difficulty of the bureaucracy Jemila, (2010). In addition to lack of infrastructural services, the main problem experienced by residents of squatter settlements in developing countries is insecurity of land tenure. Because they do not have an authorization to occupy the land they inhabit, they can be evicted by authorities at any time. The constant threat of eviction is a major factor in the reluctance of residents of informal settlements to invest in the improvement of their dwelling. It is also a major factor in the decision of utility companies (like electricity and water) and other service providers (like loan providers) are also reluctant to go into informal settlements. As a result, squatter settlements often remain neglected and unimproved for years Jemila, (2010).

#### **2.2.4. Urban housing policies in Ethiopia**

The housing sector has been subjected to a variety of policy interventions in the past years in Ethiopia. In the pre-1975 period, housing market operated in free market principles. Landlords leased urban land and constructed residential houses to tenants, and there was no restriction with regard to the selling and buying of houses. Though the government had little involvement in the housing sector, due to the housing shortage it was expected to provide low cost housing without taking the role of the private sector which was at that time mainly catering for medium and high income groups. However, the then free market condition was one of the factors that were blamed for the unplanned development of most urban centers, in addition to the very high cost of rent for tenants. As a result, the majority of the urban population was forced to live in highly crowded and congested houses that are mostly built and owned by land-lords (Jemila, 2010).

Following the 1974 revolution, the Derg nationalized all urban land and extra houses by Proclamation No. 47/1975 and was directly involved in the supply of housing. Due to low public sector production of housing, the Derg organized and supervised housing cooperatives to respond to housing requirements. To encourage the development of the cooperative system, the Derg intervened with a wide range of incentives including allocation of land without charge for the construction of owner-occupied housing units, subsidizing building materials and mortgage loans below the market rate were also provided on a subsidized basis to cooperatives (Abraham, 2007).

Despite this effort, total housing production satisfied only a small portion of the demand for the period. The majority of the urban residents that the Derg claimed to stand for could not benefit from the land reform where urban land was granted free of charge, because their income was too low to construct the smallest standard dwelling houses. Tsion (2007) claimed that, the housing development approaches that were implemented by the Derg were unable to successfully address the neediest which are mainly the low and lower middle income group. Although the factors causing these consecutive failures are numerous, the basic cause can be stated as the choice of non-inclusive housing development approaches that are less responsive to local situation.

Since the transition in 1991, the EPRDF government has sought to introduce a more market-oriented approach to housing development. With the introduction of the urban land lease holding Proclamation in 1993, the government defined leasehold as the tenure form

of choice. Land to be used for social services and low-cost houses may be leased free of charge (Proclamation No. 80/1993). The Addis Ababa City Government's Urban Land Lease Holding Regulation No. 3/1994 declared that urban land should be used for business activities and residential construction. In addition to the land lease law, other measures have contributed to the liberalization of the housing market. Subsidies on the sale of building materials have been removed and interest rates for housing construction have been set at market rates, etc (Regulation No. 3/1994).

In addition, a consolidated Urban Development Policy was formulated and approved by the Council of Ministers of the Federal Democratic Republic of Ethiopia in 2005. Urban housing development is identified as a key pillar in the priority intervention areas of the government's Urban Development Policy (MWUD, 2008). The policy generally can be termed as inclusive when it comes to housing. The intervention areas identified in the policy document form the bases for the development of the Integrated Housing Development Program (IHDP) in 2006, which is designed for implementation between 2006 and 2010 though the Housing Development Program is implemented in Addis Ababa since 2004.

## **2.3 Empirical evidences**

### **2.3.1. Experience of Singapore in Housing Provision**

Singapore has been able to implement city planning and urban management Policies that actually benefit the poor. The housing programme has been successful and admired for producing low cost, affordable housing on a mass scale. Singapore has developed a unique housing system, with three-quarters of its housing stock built by the Housing & Development Board (HDB) and homeownership financed through the Central Provident Fund (CPF) savings (Phang & Helble, 2016). Public housing is a critical and inescapable part of Singapore's physical, social and political landscape. The HDB built more than half a million units of public housing from 1960 to 1990, 85% of Singaporeans now live in public housing estates, 90% of whom own the 99-year leases on their subsidized homes. This figure had climbed tremendously by 1980, due to the overwhelming public response to the liberalization of the Central Provident Fund funds for purchase of public housing. The provision of mass, affordable public housing has improved living standards for a large number of Singaporeans. When compared the situation of Singapore public housing in

other urban centers in Asia and beyond the region, the quality of housing and living environment in Singapore has been favorable. The average Singaporean has been able to enjoy better housing than that enjoyed in some developed countries (Kim, & Phang, 2013). The success of Singapore's public housing has been attributed to a number of reasons such as a strong political commitment to address housing, financial commitment which comes in the form of loans and subsidies, legislative support which allows the government to acquire land cheaply and quickly and to exercise legal authority on matters related to housing development and administration.

### **2.3.2. Experience of Housing Provision in South Africa**

By the early 1990's the Housing Sector was fragmented, inconsistently funded and lacked role definition and defined roles of accountability. In 1994 after its new democracy era has been actively engaged in addressing its huge housing challenge, including a severe shortage of housing stock and the low quality of living conditions. The government introduced a national housing programme that included subsidies to low income households. This housing policy that has emerged after 1994 is the product of a negotiated settlement. Under the Reconstruction and Development Programme a formal mass housing model has been rolled out, driven by once-off individual capital subsidies with the aim of providing redress for the black population that was deprived of adequate housing under apartheid (Huchzermeyer, 2011a). This Government's policy approach to housing arises from two perspectives. Government seeks to address the housing crisis directly through the scale delivery of subsidized housing for low income households and create an environment conducive for the operations of the subsidized housing market. This government programme resulted in building of 1.5 million new housing units between 1994 and mid-2003. More than 2.2 million houses were delivered up to 2009; this figure has since risen to 2.8 million units in 2010 (Ajayi, 2012). However, the enabling strategies increase the availability of housing finance, securing appropriate forms of tenure and a designing effective subsidy. This would include adequate infrastructure, servicing, and rationalization of legal and regulatory frameworks in the supply side. These enabling strategies with well-designed subsidy schemes have the greatest potential of meeting the housing challenge of the urban sector in South Africa.

### **2.3.3. Housing provision for residents in Addis Ababa**

Currently though housing policy is not yet formulated at national and city level, the city's housing principle is following the free market economic policy adopted in 1991 that create conducive atmosphere for private sector particularly the real estate developers to participate in housing development (Azeb K., 2007). The city administration has also prepared five years housing development program in 2004 to reduce housing problem of the city by 50%. The program gives prior attention for alleviating housing problem of low income households. It promotes high raise condominium buildings with a minimum built up area of 22m<sup>2</sup> to minimize the construction costs. Government, Private sector and Non-Governmental Organizations (NGO) are considered as the major actors in housing construction and marketing activities. Accordingly even though the involvement of NGO's is limited, the first two actors are playing a great role in increasing housing stock of the city. The city administration has established legal institutions Housing Agency, Housing Development Project Office, Micro and Small Scale Commercial Enterprise and Technical and Vocational Education Training to implement housing development program. Under housing agency a department is created with the main responsible of looking for assistance from different sources to be used for constructing residential houses for low-income residents. Never the less, different forms of financing or funding schemes of low income housing couldn't yet be practical. Instead the city administration is building units by its own revenue only which leaves the successful implementation of the program under question.

### **2.3.4. Housing provision for residents in Hawassa and Bekoji**

Bereket and Nigatu (2015) also found that 61.7 percent of their sample households in Hawassa city were sheltered, poor (their housing expense goes beyond 30 percent of their monthly income) whereas, the remaining 38.3 percent were non-shelter poor. Among the major problems that lead households to shelter poverty were low household income, large family size, high rental/mortgage cost, and increase in the general price of both housing and non-housing items, down payment problems and bank loans related problems are some the problem. According to Muleta (2014), Bekoji town was faced with the problem of low or inadequate housing. The study revealed that on average 87.9 percent of the total households in the town have no access to enough housing provision either kebele's houses and municipality's houses or privately rented residential units. Also, the majority of the

residents were challenged by a shortage of housing, and the majority of them were wanted to move from their current residence if they get a better chance due to a shortage of houses. As a result, the majority of the residents were forced to live in privately rented residential units and paying expensive rent. This is because of some factors related to financial constraints, lack of raw material resources, lack of enough open space, and imbalance housing demands and supplies

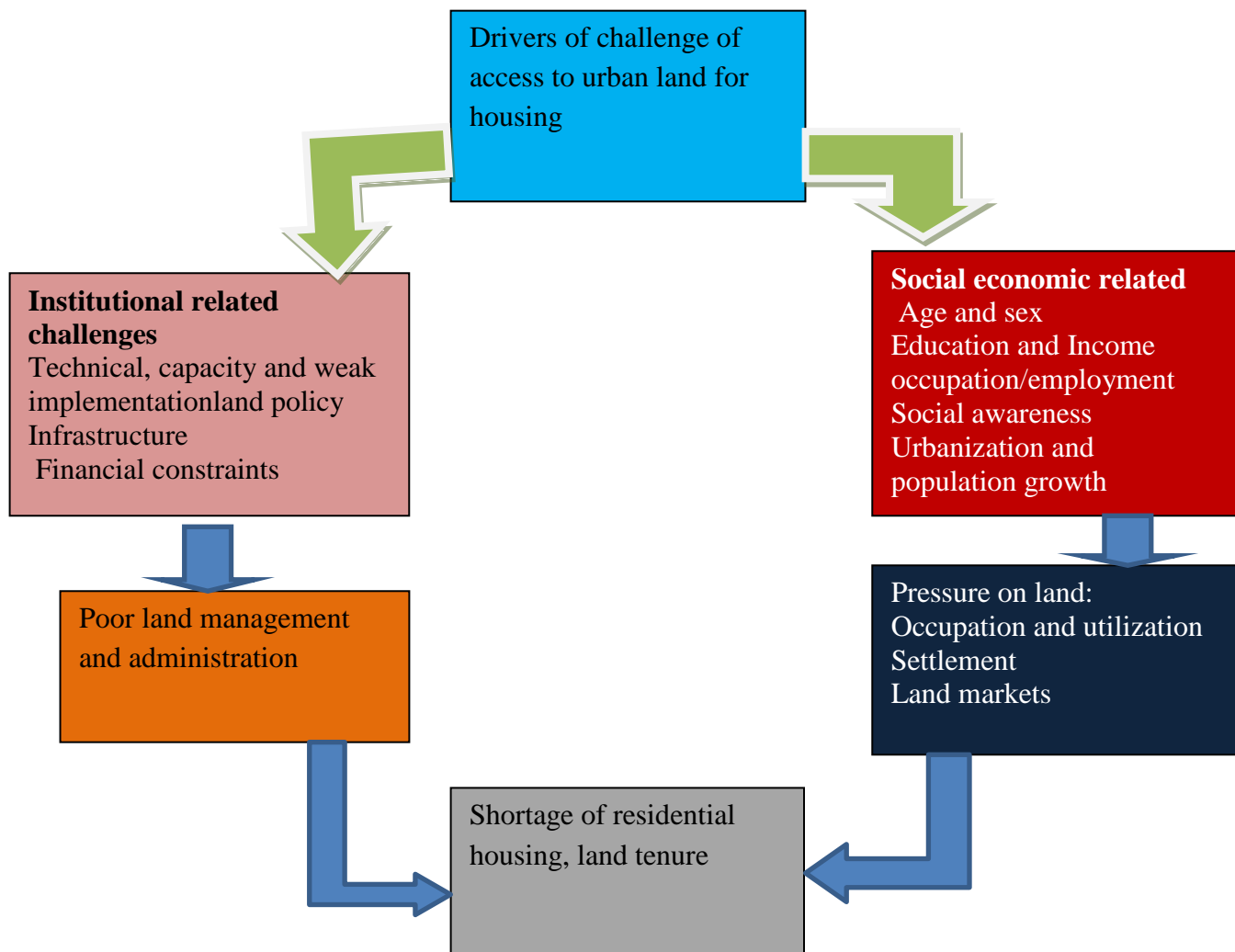
#### **2.4. Conceptual Framework of the Study**

The conceptual framework is an analytical tool with several variations, contexts and concepts that are going to be measured. According to Kenneth (2005) a conceptual framework is an abstract indication of how basic concepts and constructs are expected to interact in the actual setting, and the experiences that form the foundation of study. The aim of this section is to 28 develop an integrated conceptual model to analyze variable of the study, which is derived from literature and result of the study based on the title.

Shortage of residential housing is caused by many factors. The main factors identified as the bottleneck for the provision of housing include poor access to finance, interference of local brokers in housing issues, lack of efficiently and effectively using the existing land and supply, the policy problem and the rapid rate of urbanization. These factors have strong relationships with each other. For instance, Income plays an important role as a primary factor which significantly affects access to formal housing. In the process of land delivery for the people in urban center access to residential land for housing construction can be influenced by several institutional related factors. The main institutional related factors that affect access to residential land in Sululta town include: poor institutional capacity, bureaucratic administrative procedures which is long and time-consuming, poor urban land management in the town and weak implementation of good governance principles such as transparency, equity, and participation are the major institutional related factors. Ethiopia is also characterized by the low level of urbanization even by African standard, where only 19.4 percent of the population lives in urban areas. Despite this, it's recorded at a comparatively high rate of growth, urban population (4.4%) annually; double that of rural areas (MoFED, 2006). As a result of this the governments and local authorities would not be able to satisfy the housing demand. The other factor is housing Policy designed problem. Oromia urban areas under lease proclamation: as stated the proclamation of the federal government the right to use of urban land by lease policy shall

be permitted to realize the common interest and development of the people” here the proclamation grants accessibility of land for all populations equally through a bid process. But in reality, since the land lease process is competitive, the low-income people in urban areas are cannot afford the cost of lease price due to the tangible condition of their monthly income. In addition to these the household characteristics factor such as gender composition, length of continuous residence in the town, as well as monthly income of the households affect the housing tenure status of the respondents.

**Figure 1 Conceptual frame work of the study**



Source: (ECSU, 2009) and UNCCD Secretariat at the GLOBALANDS Project, 4th International Expert Workshop, Paris 6-7 October, 2014).

# CHAPTER THREE

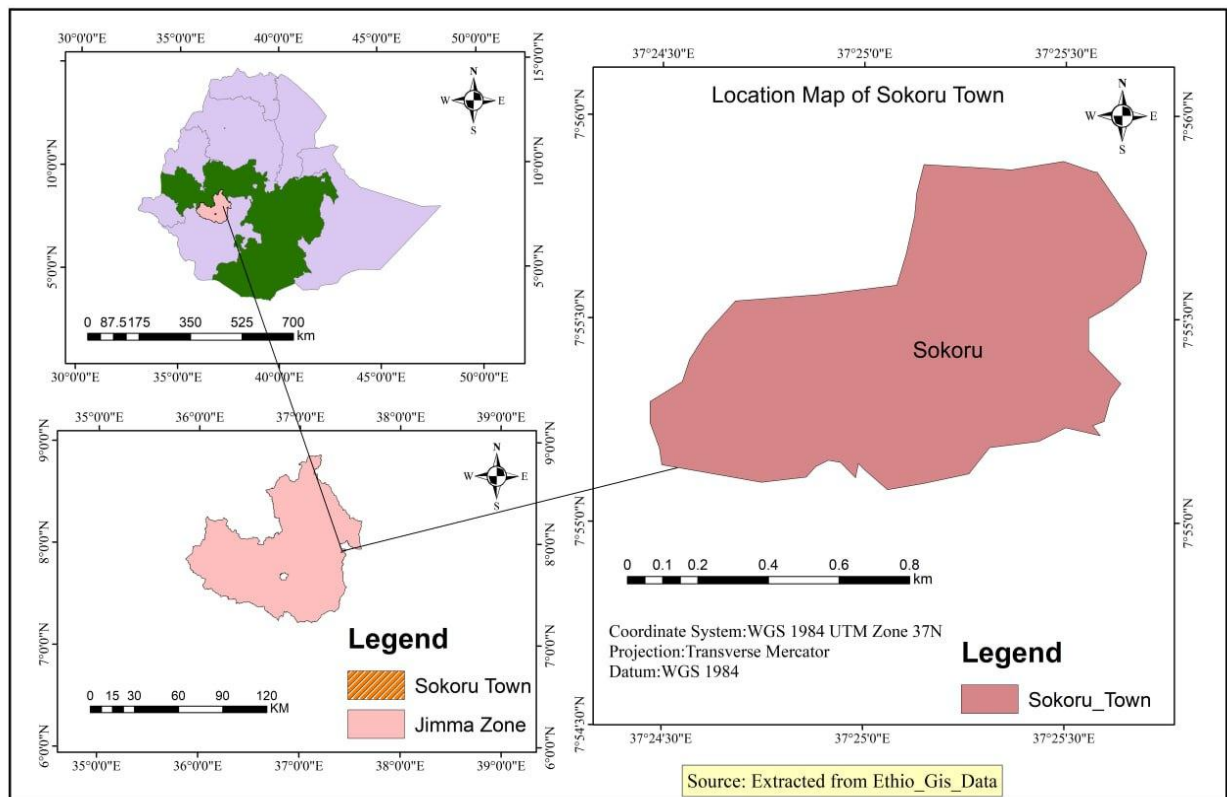
## 3. STUDY AREA AND RESEARCH METHODOLOGY

### 3.1. Description of the study area

#### 3.1.1. Location of the study area

Sokoru town is found in sokoru woreda, Jimma zone, and Oromia national region of Ethiopia. In terms of a relative location, Sokoru is bounded in all direction by yero sokoru kebele. It is located about 250 km from Addis Ababa; the capital city of Ethiopia to south west and about 100km from Jimma towards north direction. This town has 4 local zone including Kiltu Aba fedo, kuba, mahel ketama and kela. Its astronomical location extends between the grid coordinates 7°54'30" N and 7°56'00" N latitude and 37° 24'30" E and 37°25'30"E. It has an area of 206.2 hectares and has municipal and 4 local zone administrations (Socio-Economic Profile of SokoruTown, 2022).

Figure 2. Map of the study area



SOURCE: Extracted From Ethio- Gis-Data

### **3.1.2. Topography and Drainage**

Sokoru is composed of various landforms such as, plateaus, and plains. The altitude of this woreda ranges from 900 to 2300 meters. Sokoru woreda is drained by many small streams and rivers. Perennial rivers include the Gilgel Gibe a tributary of the, Kawur, Simini, and seasonal streams include the Melka Luku, Geta, Bidiru and etc (**Guta waktole, 2019**).

### **3.1.3 Climate and Agro-Ecological Zones**

Sokoru shares southwestern Ethiopian climatic conditions. generally, the movement of inter tropical convergence zone (ITCZ) mainly governs the weather of the region. As compared to other part of the country rainfall starts earlier in February and ends late in November (over ten months rainy season) under normal conditions this is due to over sea displacement effect of the ITCZ. The north ward movement of the ITCZ helps the region to get early rain, while the south ward retreatment results in late ending thus, Sokoru has a tropical highland climate, which is characterized by heavy rainfall warm temperature and a long wet period. It has a fair distribution of temperature (mean annual temperature ranges between 12<sup>0</sup>c and 27<sup>0</sup>c) and a sustained enough amount of rain fall (mean annual rainfall ranges between 900 and 2800 mm) rain fall is very abundant in the highland area facing the south westerly (Gulf of Guinea) monsoon wind (Guta waktole, 2019).

### **3.1.4 Vegetation, Wildlife and Soil types**

Sokoru has relatively good natural vegetation and its significant parts are covered with dense forest. The spatial distribution of vegetation depends on many factors. Among these factors; climate, drainage pattern and soil types plays vital roles.

There are different types of trees available in study area such as Bamboo tree, Juniperus procera, Podocarpus falcatus, Olea ecropea and ecucelametes. Since it is one of the area where agriculture activities has been practiced for long period of time and population pressure forest cover has been minimized. Regarding to wild animals, there are different species of wild animals in the study area such as Hyena, Apes, monkey, fox, rabbit and birds etc.

According to Sokoru Woreda Agricultural and Rural Development Office, the major soil types of the study area are vertisols, cambisols and nitosols. The soil fertility has decreased significantly because topography of the study area and human population pressure.

**Source:** *Sokoru Woreda Agricultural and Rural Development Office.*

## **3.2. Demographic and socio-economic characteristics of the study area**

### **3.2.1. Demography and settlement pattern**

The total population of the town is estimated at 11,408 i.e.5201 and 6207 male and female respectively. The total household of the town is about 2077 (Socio-Economic Profile of Sokoru Town, 2022). The majority of the inhabitants were Muslim; with 91.63% of the population reporting they observed this belief, while 6.99% of the population is they practiced Ethiopian Orthodox Christianity, and 1.19% is Protestant. The six largest ethnic groups reported in Sokoru were the Oromo (77.73%), the Yem (8.19%), the Kebena (3.69%), the Hadiya (3.4%), the Amhara (2.7%), and the Sebat Bet Gurage (1.72%); all other ethnic groups made up 2.57% of the population. Afan Oromo is spoken as a first language by 83.74%, 4.62% spoke Amharic, 3.8% spoke Kebena, 3.43% spoke yemsa, and 3.1% spoke Hadiya; the remaining 1.31% speak other (Socio-Economic Profile of Sokoru Town, 2022).

### **3.2.2. Major land use and economic activities**

A survey of the land in this town shows 33.4 Hectares are arable or cultivable ,16.1 hectares are for pasture,26.3hektares for forest & the remaining is built up or degraded Source: Analysis of USGS / Earth Explorer, 2022. The type of land use dominated by public sector employment and trade and various tertiary sector activities and agriculture engagement (rain fed peasant cultivation of grains and sedentary peasant livestock grazing) There are also beekeeping activities in the area using modern and traditional beehives. The crops grown in the area include maize, sorghum, teff, sesame (selit), nug (niger seed), fruit crops like mango, orange, papaya, avocado, apple and the main cash crop is coffee. Among the animals: cattle, sheep, goat, mule, horse, donkey, chickens are common. In addition, there are also vegetables like green peppers, potatoes, tomatoes, sweet potatoes, yam, beet roots, and carrots grown in different sub districts of the study area. (Guta waktole, 2019).

## **3.2 Research Methodology**

### **3.2.1 Research Design**

Research design represents a sequence of pragmatic aspects of the way the research was conducted (Kothari, 2004). More elaborately, a research design is a program that guides the investigator in the process of collecting, analyzing, and interpreting the collected data. It to the procedures and techniques employed to answer the research problem or question. It entails choosing the subjects who would participate in the study, the techniques and approaches for collecting data from the subjects and the procedures for collecting the information. Research methodology describes the overall approach to research design (Creswell & Pablo-Clark, 2011). To undertake this study descriptive research type and correlation analysis, cross-sectional study, and both qualitative and quantitative research approaches are adopted.

### **3.2.2. Research Approach**

The study has used both qualitative and quantitative research approaches in a mixed manner based on its purpose and the nature of the problem under investigation. The qualitative research approach was used to study attitude, behavior, and experience of the sample households and key informants. In this case, the interview and field observation were used to collect data, while the quantitative approach was used to generate statistics and figure of relevant data through questionnaires from the sample of the household

### **3.2.3 The population of the study**

According to the Town Planning Commission Office (2017) report, the total household of the Sokoru town is about 2077. The town administration has four kebeles which have their administrative unit. The kebeles are kuba, kela, Kiltu Aba fedo and mahel ketama with total households 600, 535, 480 and 462 respectively

### **3.2.4. Sampling frame**

The selection of respondents was carried out from the urban dwellers' household heads based on the administrative structure of the town. All kebeles were selected purposely from due to the existence of their shortage of housing household concentration. The status of houses in these zones is concentrated in rental and owner-occupied as well as informal settlement housing conditions. But the majority of the people are residing in a privately rented house while only a few (71) urban residents in this kebele used to live in kebele houses. Due to this many people are exposed to high costs per month, especially

government workers and the people who migrate from other areas. These Kuba, Kela, Kiltu aba fedo and mahel ketama zone are the center of different activities is experienced and more densely populated. As a result of this, significant housing units are found to be run down and overcrowded. Thus, the lists of households from the four kebeles were selected to consider as the sample frames and represent other households of the study areas.

### 3.2.6. Sample size Determination

This investigator used the formula for the marginal error to determine how large a sample is needed to attain a desired degree of precision. A representative sample size with known confidence and risk levels is selected. Thus, kebeles with large number of total household's would deserve more sample size and vice versa. The researcher sample size selection formula of developed by [Anderson et al., (2008) to select small sample size among large population

According to, (Anderson et al., 2008), Z is level of precision is 95 % that is 1.96 and level of erroneousness (e) is 5%.

$$n = \left[ \frac{(z)^2 p(1-p)}{e^2} \right]$$

Where, n is sample size

P is population proportion to be included at the undergoing study and which can be computed as:

$$P = \frac{\text{Number of Households at selected sample kebeles}}{\text{Total Households at the study town}}$$

$$= \frac{2077}{15976} = 0.13$$

$$n = \frac{(1.96)^2 \times 0.13(1-0.13)}{0.05^2} = 174$$

Then the final research participants were selected from each kebeles from total population size by using the following algorithm:

$$N_{pro} = \frac{TH_{SK} \times n}{TH_{SK}}$$

*THSK*

Where  $N_{pro}$  = proportionate sample households to be selected from a given Kebele.

$TH_{ek}$  = total households at each sample kebele.

$TH_{sk}$  = total households of sample kebele

n = sample size

**Table 1:** Sample Distribution of Households in the Kebele's

Sample unit	Number of households	Sample size	A percentage from the total sample
Kuba	600	$600/2077 \times 174 = 50$	$50/174 \times 100 = 29$
Kela	535	$535/2077 \times 174 = 45$	$45/174 \times 100 = 26$
Kiltu aba fedo	480	$480/2077 \times 174 = 40$	$40/174 \times 100 = 23$
mahel ketama	462	$462/2077 \times 174 = 39$	$39/174 \times 100 = 22$
Total	2077	174	100

Source: Sokoru town household profile, 2022

**Table 2** key informant interviews

No	Sample frame	Sample size	Sampling technique
1	Sokoru Town experts of the urban housing development Agency	3	Judgmental
2	Sokoru Town Urban land Administration and management Agency	3	Judgmental
3	Mayor	1	Judgmental
	Total	7	

Source: - Computed by researcher, 2022G.C

### 3.2.7. Sampling Technique

A combination of probability and non-probability sampling techniques was used to select the sample population. Probability sampling was used to select a sample of households. Regarding this sampling technique, random sampling methods used to select appropriate households from the selected sample units of the study. This helps to provide a chance for every member (rented, house ownership, informal settlement). While Non-probability sampling technique was used to select kebeles and key informants from the study area by

purposive sampling methods. Here, this technique was appropriate to choose the most relevant government officials in the Sokoru town to obtain the desired information.

### **3.8. Data Sources**

Both primary and secondary data sources were used in the study. Primary data collected from selected households through questionnaires containing close and open-ended questions. To collect data from the Urban Housing Development and Management Department, from urban Land Administration and management Department, and Municipality Mayor were interviewed and personal observation was undertaken during the field survey. Since the document review is an equally important method of data acquisition, secondary sources such as journals, books, governmental reports, published and unpublished materials, and internet sources used to strengthen data collected using primary sources.

### **3.9 Method of Data Collection**

Research methods have different techniques which should be stated. Therefore, it is competent to respond to the research purposes and objectives based on a questionnaire. Thus, both data collection methods were employed to achieve the purposes of the study. Primary data were collected through questionnaires, interviews and personal observation, and secondary data were obtained from documents, reports, and profiles of the town

**Questionnaires:** - Questionnaires were prepared to acquire data on residential housing problems, challenges of residential housing supply, and the effects of poor residential housing provision and opportunities and mechanisms to provide residential housing in the town. Closed ended and open-ended questions are prepared and distributed to sample households of the town kebeles by translating to their appropriate language of the area, to a large part of the respondents who can read and write particularly Afan Oromo.

**Key informant Interviews:** - The researcher employed, semi-structured interview to gather data from key informants who have a wider concept and idea of the issue. They are to be rich in knowledge and experiences. Here, seven (7) key individuals selected from municipal office, three (3) from the Urban Housing Development Agency, three (3) from the Urban Land Administration and management Agency and Municipality Mayor was interviewed.

**Field observation:** - the researcher was made a critical personal observation to compare some of the responses to the actual ground housing situation in the study area. So, during observation, the researcher tried to observe the livelihood condition of the household.

**Document Review:** - Necessary documents of the selected town were reviewed to get the necessary information about the practice and challenges of housing provision for residents in the study area. Moreover, extra information was collected from relevant books, journals, and other literary materials

### **3.10 Methods of Data Analysis**

The data collected by various methods of data collection instruments are analyzed, summarized, and presented through qualitative and quantitative methods. The data collected through the questionnaire are quantitatively tabulated, interpreted, and presented by using certain Statistical methods such as percentages, frequency and coefficient correlation analysis is made by using SPSS version (22.0). The data collected through interviews and personal observations are analyzed qualitatively. In addition to this, maps, figures, charts, graphs, and cross-tabulations are used and to assess the magnitude and direction of the association between the dependent variable (housing tenure) and independent variables (household characteristics) a correlation analysis was run.

### **3.11 Validity and Reliability Checks**

According to Bridget and Lewin (2005), validity is the degree by which the sample of test items represents the content the test is designed to measure. Lacity and Jansen (1994) define validity as making common sense, and being persuasive and seeming right to the reader while Crombach, (1971), indicated that validity refers to results that have the appearance of truth or reality. Therefore, a pilot study was conducted to refine the research instrument so that results obtained from the field would be a true representation of situation the ground. Therefore, validation of the research instrument would be important to this study as it would ensure that the study collected relevant information to answer the research questions. Mugenda (2003) contend that the usual procedure in assessing the content validity of measure is to use a professional or expert in a particular field. To establish the validity of the research instrument the researcher sought the opinions of experts in the field of study especially the advisor and co-advisor. This facilitated the necessary revision and modification of the research instruments thereby enhancing

validity. On the other hand, Reliability refers to the consistency of measurement and is frequently assessed using the test–retest reliability method. Reliability is increased by including many similar items on a measure, by testing a diverse sample of individuals and by using uniform testing procedures. Reliability gives the internal consistency of data collected. This ensured that the data has certain internal consistent pattern. Reliability of the research instrument was enhanced through a pilot study that was done on 22 samples, i.e. 2 Town administrators and 20 Household from the kebele of Sokoru Town. The respondents were conveniently selected since statistical conditions were not necessary in the pilot study (Cooper and Schindler, 2003). The pilot data was not included in the actual study. To make sure that the items showed consistency, the reliability of the items were calculated by SPSS software version 21.0. This reliability estimate was measured using Crombach Alpha coefficient ( $\alpha$ ). Nunnally (1978) recommended that instruments used in research should have reliability of about 0.70 and above. Thus, the actual scores were calculated (0.808) which indicated that the researcher self-developed items used in the study were reliable.

### **3.12. Ethical consideration**

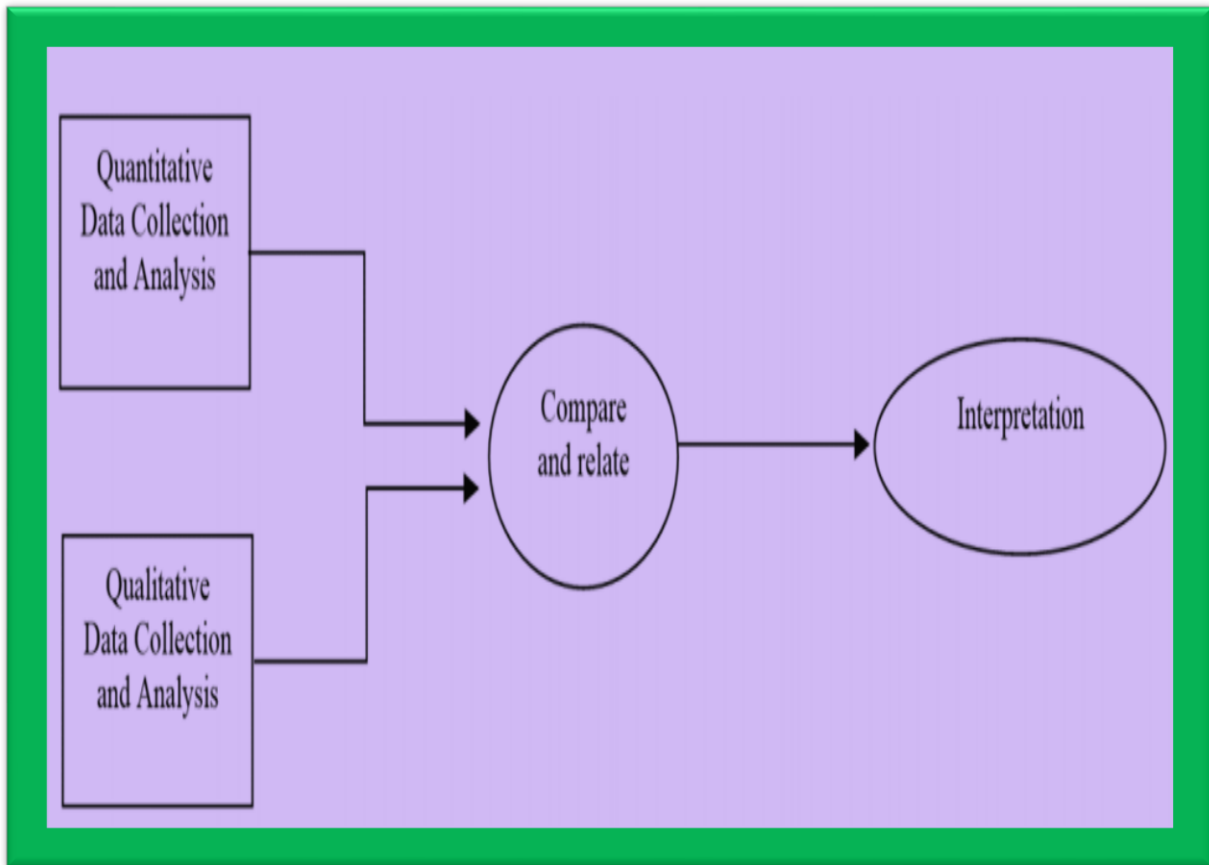
Above all, the investigator took into account the ethical issue while conducting this research. During the primary data collection from the selected households of the town, their cultures and language were respected. Likewise, to collect primary data, official letters were taken from a municipality. Respondent's values and motives are secured and all activities performed under the permission of the participant. To communicate with the municipal official and zone administrator, an official letter was taken from Jimma University. Generally, all of the information properly analyzed without any exaggeration.

### **3.13. Methodological flow chart**

To gain an in-depth understanding of the topic, this study has been carried out using the convergent parallel design, mixed-methods designs. The research process can be symbolized as qualitative and quantitative (QUAL+QUAN; Morse, 1991). A convergent parallel design entails that the researcher concurrently conducts the quantitative and qualitative elements in the same phase of the research process, weighs the methods equally, analyzes the two components independently, and interprets the results together (Creswell & Pablo-Clark, 2011). With the purpose of corroboration and validation, the

researcher aims to triangulate the methods by directly comparing the quantitative statistical results and qualitative findings. In the research process, two datasets have been obtained, analyzed separately, and compared. The research process in this study is given in Figure 3

**Figure.3.** Methodological flow chart



**Source:** Demir, S. B. *et al* (2018)

## **CHAPTER FOUR**

### **4 .RESULTS AND DISCUSSION**

This chapter contains the general characteristics of the respondents related to housing and interpretation of data collected through questionnaires, interviews, urban land and housing Policy analysis, and field observation in the town from 174 questionnaires distributed to a sample of households, the entire of the questionnaires were properly filled and were organized in tables, percentages, graphs, numbers, and correlation tests with tabulation. The discussion of the data analysis begins with the background of the respondents

#### **4.1. Demographic Characteristics of Respondents**

Demographic Characteristics of the target population give some basic information about sex, age, and marital status, time of residence in the town, household size, educational status and occupation of the respondents. Therefore, demographic characteristics of a given population have their own implication and relation to the residential housing problem of such particular town. Specially, they have their direct reflection on challenges, effects and opportunities in residential housing problem for urban residents in the study area.

##### **4.1.1 Sex, occupation and educational level of the respondents**

According to their sex the selected respondents are varying in the indicators. It could be seen from table 3 below that, the respondents are to some extent fairly distributed. It is revealed that, out of 174 respondents, 89(51.15%) are males and the remaining 85(48.85%) are females. Accordingly, it is shown that the female and male respondents are participated in this study. Additionally, it can be deduced that the collected data is the reflections of the ideas of both sex groups in nearly balanced manners. From this one can infer that in the study there is no gender discrimination. Table 3 also noticed that, 112(64.4) of the respondents are government employed, whereas 52(29.9%) were Self-employment employees. The rest respondents were self-employees who were engaged in Private Servant 5(2.87%) and whereas 5(2.87%) of the respondents indicated that they are engaged in unemployed. From this one can infer that the source of respondents' income is generated from fees found from employments.

The majorities of respondents have secondary school 53 (30.5%) followed by diploma 51(29.3), degree and above 30(17.2%), primary school level accounts 28 (16.1%), and the rest 12(6.9%) of the respondents were illiterate. The survey result implies that out of the

total population, majority of sampled respondents have an educational level of primary education to College Diploma. The educational status of respondents can be summarized as almost all are educated and they are mature enough for the study and it indicated that the educational performance helps access to better employment opportunity and creates an effective living condition of society by increasing income generating method for low and middle income groups of household. Furthermore, better-educated people may try to exploit the available resources to alleviate the housing problem.

**Table 3: Distribution of respondents by sex, occupation, and educational level**

Occupation	Sex	Educational level					NO	%	TOTAL NO	%
		Illiterates	Primary school	Secondary school	Diploma	Degree and above				
Government employed	M				24	14	38		112	64.4
	F	6	12	24	21	11	74			
Self employed	M	6	11	24	1	2	44		52	29.9
	F		3	4	1	-	8			
Private servant	M		2	1	1	-	4		5	2.87
	F				1		1			
Unemployed	M				1	2	3		5	2.87
	F				1	1	2			
		12	28	53	51	30	174		174	100.0
		6.9	16.1	30.5	29.3	17.2	100.0			

Source: field survey, 2022

#### **4.1.2. Characteristics of respondents by age and marital status**

As table 4 was indicated that the highest proportion of the respondents were within the age of 18-30 years 55(31.6), followed by age 31-40 years 46(26.4%) followed by age 41-50 years 45(25.9%). These age groups were the reproductive age group both in terms of economic and fertility perspectives. Thus, they have even a high potential for high population growth, which has a direct impact on housing demand. Because these age groups required or demand houses for various purposes. Hence, this indicates that the age group of the collected data has an impact to housing provision. On the other hand, out of the total sample respondents, 121 (69.5%) were married and 36 (20.7%) single and 17 (9.8%) were divorced regarding the marital status of the respondents.

**Table 4: Age and marital status of the respondents**

House hold age	Marital status household head						total	%
	Single	%	married	%	divorced	%		
18-30years	31	17.8	23	13.2	1	0.57	55	31.6
31-40	5	2.87	37	21.26	4	2.29	46	26.4
41-50			39	22.4	6	3.448	45	25.9
51-60			16	9.19	1	0.57	17	9.8
>61			6	3.45	5	2.87	11	6.3
Total	36	20.7	121	69.5	17	9.8	174	100.0

Source: field survey, 2022

#### **4.1.3. Household size and duration of residence**

As it was shown in Table 5, the household, size of respondents representing that the large family size of the households lies between 3-5, which, accounts 87 (50.0%) is followed by 69 (39.7%) family size of the household lays between 1-3, While 15 (8.6%) of respondents have a family member of lies between 7 and 8. The least family size of the respondents was greater than nine which 3 (1.7%) members. Majority of the households have four members in their family. This finding is more or less similar with the report of Central Statistics Authority that stated Ethiopian households consist of an average of 4.8 persons ( CSA, 2012). Household size can determine the capacity of a family to lead a normal life and the degree of congestion. If the heads have a higher number of children, the need may arise to feed, clothe, educate, and give health services, as well as need the appropriate number of rooms. The appropriate rooms need the land for build house. From this we were deducted the importance land for housing because when family size increase the demand of land increase. Household size can also affect the housing condition, the social and economic condition of the household head. Furthermore, large expenditures for the basic needs and in turn badly affect the quality of the house as much of the income will go to children rather than improving the existing residential housing problem. The survey result that the household size is highly linked to the capacity of a family to lead a normal life. This implies that those respondents who have large family sizes spend a lot of money to fulfill the necessities. Thus, it is very difficult for the family with large members to save money to construct or buy their own residential house.

**Table 5: Household size and duration of residence**

Household size	How long have you been in Sokoru Town?								Total	
	Below 1 year		1 -5 years		6-10 years		Above 11			
	NO	%	NO	%	NO	%	NO	%	NO	%
less than 3	3	1.72	20	11.5	35	20.11	11	6.32	69	39.7
3-5	1	0.57	21	12.1	43	24.7	22	12.6	87	50.0
7-8	0	0	4	2.3	7	4.02	4	2.3	15	8.6
9 and above	0	0	0	0	0	0	3	1.72	3	1.7
Total	4	2.3	45	25.9	83	47.7	42	24.1	174	100.0

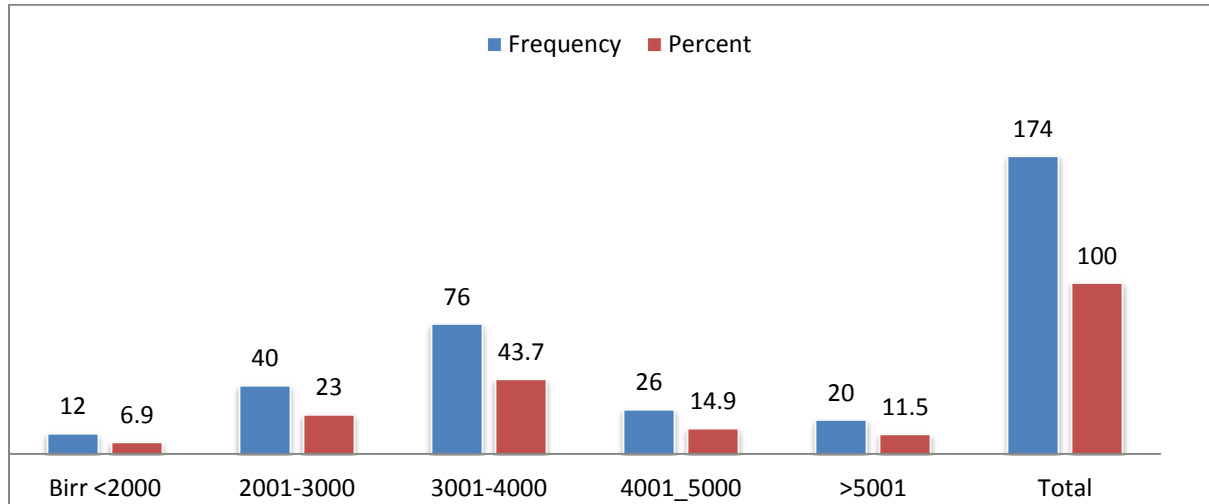
Source: field survey, 2022

#### 4.1.4 Monthly Income of the Respondents

Figure 4 shows the monthly income status of the participants in the study. Accordingly 43.7% of them indicated that their average monthly income is between birr 3001 and 4000. The other 14.9% of respondents indicated that they have an average monthly income in the range of birr 4001- 1500. The rest 23%, 6.9% and 11.5% have a monthly income in the range of birr 2001-3000, below birr 2000 and more than birr 5001 respectively.

This shows a large proportion of the households categorized in the lower income groups. The level of income of the respondents indicates that, it is a major cause for the shortage of housing in the town. Since their monthly income is low, they have no capacity to save for housing or construct their own houses. Therefore, it shows that the low income level of the residents and problem of housing has their own relationship with the other.

**Figure 4: Average Monthly Incomes**



Source: field survey, 2022

According to average monthly incomes, most of the rental house residents and informal settlers have an average monthly income of below birr 4000. This amount of money does not guarantee for them to purchase food, clothing and shelter by the time when goods and services are costly.

#### **4.1.5. The demographic factor of household access to land for formal housing**

Table 6 has depicted whether each explanatory variable is significant to the model at a significant level of 5%. As it is shown, the explanatory variables age of the household head, educational level, employment, family size of the household and total monthly income of the household are significant to the model at 5% significant level. The remaining variable sex is insignificant or does not affect the independent variable on access to land for formal housing. Based on the statistical tests of the coefficient correlation analysis, the statistical significance of the coefficients of all independent variables are 0.000. Since these values are less than the significant level of the study which is 0.05 or  $p < 0.05$ , we can conclude that all of these explanatory variables are statistically significant. On the other hand, the result of the other explanatory variable sex is different from what it is expected to be. Since the statistical significance of its coefficient of 0.552 and greater than the significant level of this study, this explanatory variable becomes insignificant to the model at 0.05 significant levels.

This table has also depicted the direction of the relationship between the independent variables and the dependent variable using the coefficient correlation. As explained by the

table access to land for normal housing and age of the household heads, educational level, and employment, family size of the household and total monthly income of the household are positively relationship. Access to land for normal housing affected by the age composition of the sample respondent is considered, there is a positive relationship between age and housing tenure in that adult headship and home ownership is positively correlated. It is relatively adult-headed households that can live in a greater proportion in their private homes rent than elder-headed households. This is not without reasons in that majority of adult respondents are more likely to be migrating from the rural kebeles to the town, and the natural population growth which were make them increase the demand of urban land and decrease the land supply in the study area. When the family size of the household is increased, the demands of land household also increase. When the total monthly income, educational level and employment are increase the demand of land increase and the tendency to live with the owner-occupied housing unit also increases

**Table 6: Demographic factor of household access to land for formal housing**

Demographic		awareness about the current urban land policy	The house ownership
Sex:	Pearson Correlation	-.224**	-.045
	Sig. (2-tailed)	.003	.552
	N	174	174
Age	Pearson Correlation	.828**	.850**
	Sig. (2-tailed)	.000	.000
	N	174	174
Marital status	Pearson Correlation	.527**	.383**
	Sig. (2-tailed)	.000	.000
	N	174	174
Household size	Pearson Correlation	.720**	.705**
	Sig. (2-tailed)	.000	.000
	N	174	174
education level	Pearson Correlation	.726**	.790**
	Sig. (2-tailed)	.000	.000
	N	174	174
Occupation	Pearson Correlation	-.430**	-.558**
	Sig. (2-tailed)	.000	.000
	N	174	174
average monthly income	Pearson Correlation	.711**	.867**
	Sig. (2-tailed)	.000	.000
	N	174	174
**. Correlation is significant at the 0.01 level (2-tailed).			

Source: correlation analysis, 2022

The study done by ALemu share (2020) there is a strong positive relationship between income and housing tenure. This shows that home ownership patterns exhibit an increasing trend with household income in that the higher the monthly income of the households, the more the chance to become homeowners than living in rental houses. Meaning as income

of the household increases, the tendency to live with the owner-occupied housing unit also increases. However, the above table indicates that people with lower monthly income have nothing to spend to construct their own houses and live in rented house. Informants were responded that officials are not assigned according educational back ground in the area related to urban land administration which intern affects the good administration of urban land. This condition lets the low income house hold not to access urban land. Lack of budget and technology to have well-organized information related to the urban land that the agency administers is the other problem to be mentioned.

According key informants in LDMA of Sokoru town the fact that urban land Supply and demand is inversely related; the demand for urban land is ever increasing as far as population in the town is increasing. The supply of land on the other hand is decreasing since the peripheral areas are even diminishing having been for informal residential settlement through speculation .Involuntary person has reported that not only the decrease of supply of urban land and an increase of the demand urban land, but the price of land is also increasing.

The informant witnessed that one of the reasons for the increase in the price of land the informal land trade. According to them, there are people whose livelihood is depending on land trade. They purchase land from farmers mostly in the peripheral areas of the town for some other people at a better price. These days, this kind of land trade is increasing over time. This facilitates the increase in the price of urban land in sokoru town. The respondents briefed that there is no exceptional program that has been designed to be applied in Sokoru town.

#### **4.1.6. Place of origin of the respondents**

Regarding their origin, more than a half 94(54%) of the respondents indicated that they are originated/came from the rural areas and 80(46%) of them replied that they were born and grown up in the urban areas. From this we can say one or the case for rapid population increase may be migration from rural to the town

**Table 7: Place of their origin**

place of origin	Frequency	Percent
Rural	94	54.0
Urban	80	46.0
Total	174	100.0

Source: field survey, 2022

Bob (2007) also identifies the imbalance between housing supply and the increasing housing demand due to natural increase in population, a high rate of rural-urban migration, overcrowding, and deterioration of the already existing housing. Also, he stated the high price of land, building materials, and labor, a lack of alternative investment opportunities, and speculation as to the major factors of the housing shortage in developing countries. Other factors like the absence of an urban policy that incorporates housing policy could help to successfully narrow the gap between urban and housing development

#### **4.1.6. Infrastructural condition of town**

The town has varied infrastructural facility such as road networks, water supply and sanitation, electricity as well as others. For instance, the town has 10 km asphalt main road on the way of Finfine to Jimma. Currently population accessed with newly constructed 232.16 km gravel surfaced, 2km stretched ditch of flood, small bridge. In line to this, Mandere (2010) identified that expansion of town to per-urban areas has led to the newly establishment of infrastructures such as electrification, telephone services, new schools and 43 health centers. This development has created new employment opportunities and thereby increased immigration to the area.

On other hand, there is an electric service 4 transformer by totally generating 48 kilo volt which estimated to 24 hours for socio-economic uses (Socio-Economic Profile of Sokoru Town, 2022). The town has potential of supply and sanitation for public and economic purposes via water bank discharging of 691.2 m<sup>3</sup> per a year from 8 deep well and 1 tanker. For the case of health condition for community, there are 2 Governmental and non-governmental health institutions (Sokoru Town Health Office, 2012).The study of Mohamed (2014) is concluded to that towns have access to health and sanitations. Health care service more concentrated to urban areas as residents increase for better health performances than those in rural areas. Moreover, in the study area there are, 5kindergarten 2 primary school (1-8), 1 TVET,1 special school (6-8) and 1 secondary schools of government (sokoru woreda Education Bureau, 2022).Mohamed (2014) also described that Africa's rapid urbanization is expected to increase enrollment, especially at primary level. Indeed, the nature of cities appears to provide incentives for investment in education by residents. So the result suggests that all schools of lower up to higher education centers

with exception of university enrollment to education opportunity are wider currently than else.

#### 4.1.7 The trend of Total population size of the town

Population size is one indicator to measure the status of urbanization for one urban settlement. Population size in town at different census and municipality report depicts urbanization. For instance, the total Number of population lived in 2007, 2008, 2009, 2010, 2011, 2012 and 2013 E.C, were 8214, 8569, 8923,9173,9240,9420 and 9459 populations, respectively. Within latter two periods report, 2014 and 2015; almost population size increased by 1729 and. From current total population, 6207 were female and the rest (5201) are male.

**Table 8: Population size of sokoru town from 2007 – 2015 E.C**

Years	Total house hold	Total population	Male	Fem
2007	1711	8214	4187	4027
2008	1785	8569	4342	4227
2009	1859	8923	4402	4521
2010	1859	9173	4452	4721
2011	1925	9240	4459	4781
2012	1963	9420	4479	4941
2013	1971	9459	4500	4959
2014	2016	9679	4622	5057
2015	2077	15976	7283	8693

Source: sokoru town socio-economic profile

UN-habitat (2010) and Toulmin (2008) articulated that unprecedented growth of urban population in Africa is causing an exceptionally rapid increase in the demand for urban land. The rising demand for urban land therefore tends to be met primarily by converting per-urban agricultural land at the periphery of the existing built-up area or urbanization in centers.

## 4.2. Spatial and Temporal Land Use Land Cover Change of Study Area

### 4.2.1. Land use land cover of sokoru town

#### 4.2.1.1. Description of land sat images

Spatial and temporal land use land cover of study area shown by the classification result of land sat images such as; ETM+2002, ETM+2012andETM+2022. From the images processed; coverage of land use types during consecutive images and rate of changes

**Table 9 Description of land uses in the study areas**

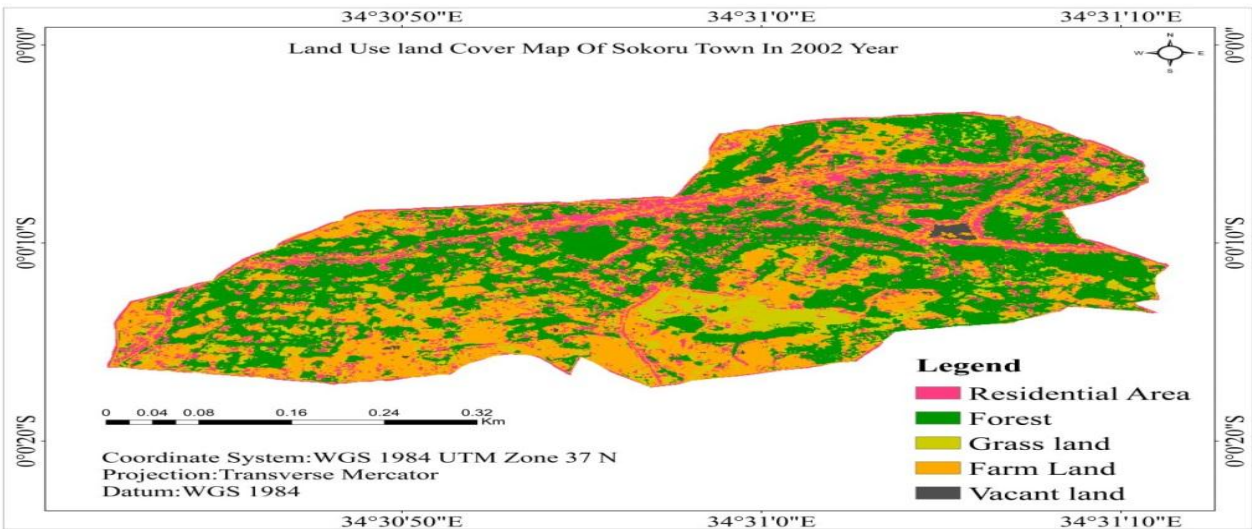
NO	Class types	Description of land uses in study area
1	Residential area	Built up area
2	Forest land	vegetation, shrub lands, planted
3	Grass land	Grazing areas, swampy or marshy land and moist areas along streams
4	Farm land	Various cultivated grounds of crops, vegetable, fruits and other crops
5	vacant land	Uncultivated, harvested area

Source: LULC maps, USGS / Earth Explorer, 2022

**4.2.1.2. Land use land cover in 2002**

An area coverage and percentage of land use and land cover categories within three equal time interval of years were derived from those classified images. According to figure 5 it shows about 16.3% of sokoru town administration covered by grassland, 38.3% by Forest, 15.3% by residential land, 11.3% by open space and 18.5% by urban farm land respectively.

**Figure 5: land sat image of 2002 showing LULC of the study area**



Source: USGS / Earth Explorer, 2022

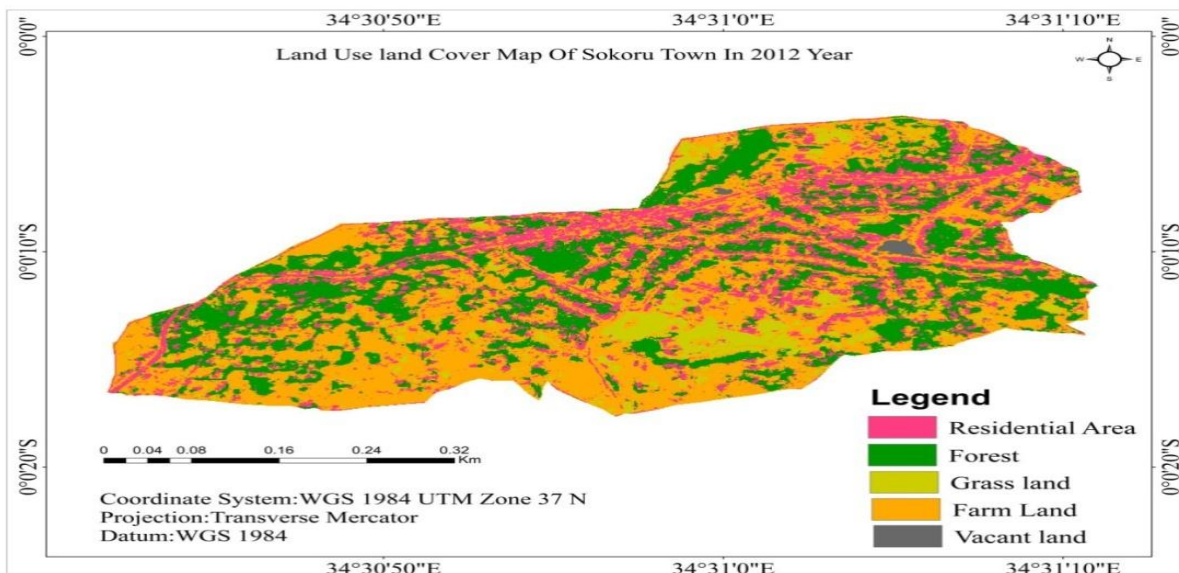
Result of Figure 5 above shows that the distribution of land cover of forest cover was found to be supreme of the land cover in the region and it covered about 79.1 ha of land, followed by farm land and grassland land coverage accounting of 38.3 ha, 33.8 ha, respectively. On other hand, residential land coverage accounted 31.6 ha while vacant land accounts 23.4 ha of the total land use land cover classes. Totally, image classified covers around 206.2 ha of land. Generally, dominance of vacant land before 2002 as shown in the

map might be due to the recent bounded rural-urban areas were no more modified to urban land use rather widely used for planting forest and traditional cultivation at that time.

#### 4.2.1.3. Land use land cover in 2012

Compared to that of 2002 classified image of study area in 2012, vacant land use covered only 18.1 ha of total land cover while urban farm land account 38 ha. The rest portion of the town, 32.8ha covered by grassland, 46.8ha by forest and 67.6 ha by residential area. Percentage of area coverage by land use in 2012 displayed as 32.7% and 22.6% or greater than half of area covered by residential and forest cover respectively but 18.4%, 15.9% and 8.7% of areas used for farmland, grassland and vacant land uses. Since vacant areas around town deduced by building activities (see Figure 6 below)

**Figure 6: Land sat image of 2012 showing LULC of the study area**



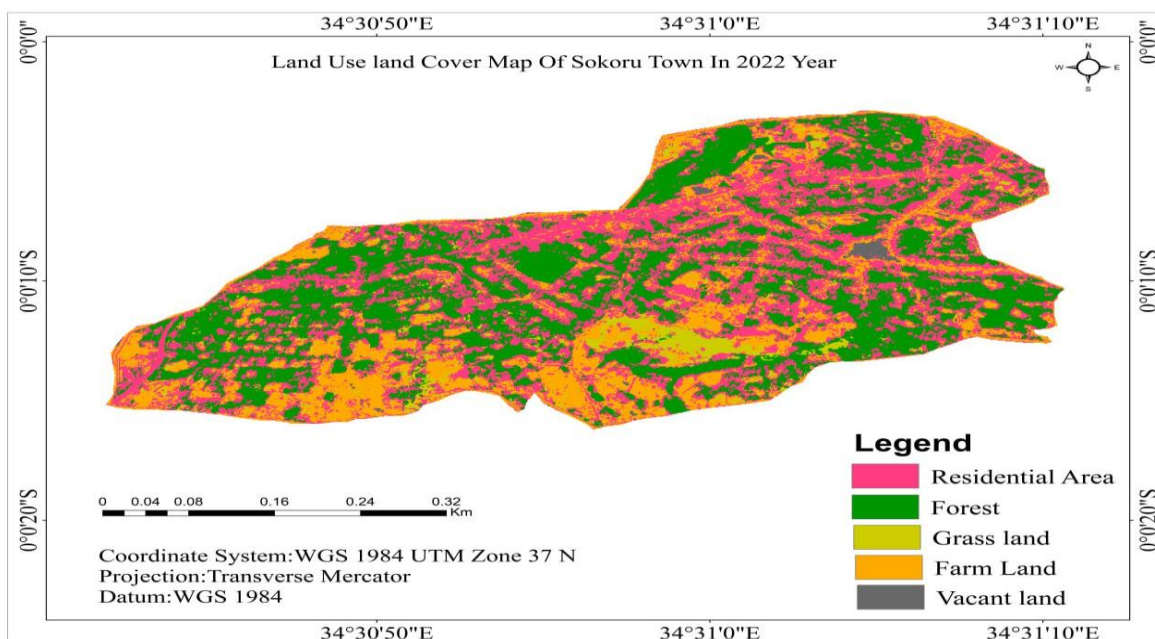
Source: USGS / Earth Explorer, 2022

#### 4.2.1.4. Land use land cover in 2022

Image classification of the recent time, 2012 shows great decreasing or increasing of different land cover land uses assigned in all images. For instance, Table of land cover for 2022 represents that 98.4 ha of residential, 16.1 ha of vacant land, 33.4 ha of urban farm land, 26.3ha and 31.8 for each of forest and grassland. In other word, residential land and vacant land area coverage are 47.7 %, and 7.8 % respectively. Of total coverage, 12.7% forest, 15.4% grassland, 16.7% urban farmland. This implies that from five types of land

use and covers, the dominant usage in area is for residential though the fifth but highly decreased from earlier is vacant land (see Figure 7).

**Figure 7: Land sat image of 2012 showing LULC of the study area**



Source: USGS / Earth Explorer, 2022

#### 4.2.2. Spatial and temporal land use land cover changes

Land use land cover change (2002-2012) Table 10 show that the major land cover change observed from the year of 2002 to 2012 is reduction of area in forest, grass land, farm land and vacant lands i.e. from 79.1 ha to 46.8 ha , 33.8 ha to 32.8 ha, 38.3ha to 38ha and 23.4ha to 18.1 ha respectively. The residential land uses had been increased/ converted from those declined in area coverage from the year 2002 to 2012. In other word, 32.3 ha of former forest land, 1 ha grassland, 0.3ha farmland as well as 5.3 ha of vacant land in 2002 shifted to other land covers particularly to build up after decade, 2012. Generally, the land use types highly decreased from 2002 to 2012 was forest cover area (32.3 ha) and increased was residential area (36 ha). Periodically, land use land coverage of studied area's image displays great change within ten year. For instance, vacant land, forest are land, grass land and farm land coverage which decreased on average (- 7.15%) i.e. in each of them. From result in table 10 below, we can say that percent expressed in vacant land, forest land, grass land and farm land coverage is transformed to build up as soon as the expansion of town to per-urban area current surveyed more or less expropriated or assigned for urban use in year

of interval. So, it is possible to evaluate as how much the modification of area into urbanity alarmed in one decade.

**Table 10: Land use land cover change in study area from 2002-2012**

	LULC of 2002		LULC of 2012		LULC change (2002-2012)	
	Area(ha)	Area (%)	Area(ha)	Area (%)	Change(ha)	Change (%)
Vacant land	23.4	11.3	18.1	8.7	-5.3	-2.6
Forest cover	79.1	38.3	46.8	22.6	-32.3	-15.7
Residential area	31.6	15.3	67.6	32.7	37.2	+17.4
Grassland	33.8	16.3	32.8	15.9	-1	-0.4
Farm land	38.3	18.5	38	18.4	-0.3	-0.1
Total	206.2	100	206.2	100		

Source: Analysis of USGS / Earth Explorer, 2022

#### **4.2.2.1. Land use land cover change (2012-2022)**

As soon as before one decade, table 11 below displays that continued reduction of forestland, vacant land and also grassland; by 20.5ha, by 4.6ha, 2ha and 1ha respectively though amount decreased from grass land is comparatively less than the left three land uses. On other hand, land use type which only and area coverage for severe needs of various urban building areas extending to forest land, farm land, vacant land and grass land related at periphery of town. This situation is more visible at periphery of town frequently constructing residential settlement. It is widely converted residential land in all direction of the town due to a new migrators high willingness housing closer to the center of the town. In other word, there is timely conversion of land use land cover similar to the case between 2002and 2012 images.

This implies that area covered by forest land, farmland, vacant land and grassland in 2012 decreased by 9.9%, 2.3%, 0.9% and 0.5% respectively according to classification result from current image, 2022. So, all of land cover reduced or converted were changed to urban residential area (15%). Using image analyzed and researcher’s observation during data collection as an evidence, more of periphery part in most direction and central land use of earlier occupied for private purposes like residential settlement. So, factors such as bounding of adjacent areas to town after reformation, alarmed population flow in all direction and accelerated the rate of land use towards to urban settlement and various socio-economic aspects.

**Table 11: Land use land cover change in study area from 2012-2022**

	LULC of 2012		LULC of 2022		LULC change (2012-2022)	
	Area(ha)	Area (%)	Area(ha)	Area (%)	Change(ha)	Change (%)
Vacant land	18.1	8.7	16.1	7.8	-2	-0.9
Forest cover	46.8	22.6	26.3	12.7	-20.5	-9.9
Residential area	67.6	32.7	98.4	47.7	30.8	+15
Grassland	32.8	15.9	31.8	15.4	-1	-0.5
Farm land	38	18.4	33.4	16.1	-4.6	-2.3
Total	206.2	100	206.2	100		

Source: Analysis of USGS / Earth Explorer, 2022

#### 4.2.2.2. Land use land cover change (2002-2022)

Even though spatial and temporal shifting of land uses of studied area discussed in above sub-topics for ten years interval, Table 12 below summarized decreasing and or increasing of land uses between 2002 and 2022 images as follows. Actually, percentage or area changed from each type is not identical. But, change along built up area displayed by consecutive increasing while forest and vacant land types show decreasing starting to ending time of image analyzed for survey. Simply, area of 52.8 ha and 7.3 ha totally reformed to urban construction use within 20 years history of expansion in sokoru town. From those changes, 66.8ha of total change principally adjusted to urban usage. Conversely, area early served community as means of livestock reproducing (grassland) and farm land show decreasing because of various situations associated with urban expansion. As a whole, result of three images classified implies too rapid expansion of sokoru town via further expropriation and town reformation in order to respond high population flow in from different corner of town.

**Table 12: Lu/Lc and changes in Sokoru town during the period 2002 – 2022**

	LULC of 2002		LULC of 2022		LULC change (2002-2022)	
	Area(ha)	Area (%)	Area(ha)	Area (%)	Change(ha)	Change (%)
Vacant land	23.4	11.3	16.1	7.8	-7.3	-3.5
Forest cover	79.1	38.3	26.3	12.7	-52.8	-25.6
Residential area	31.6	15.3	98.4	47.7	66.8	+32.4
Grassland	33.8	16.3	31.8	15.4	-2	-0.9
Farm land	38.3	18.5	33.4	16.1	-4.9	-2.4
Total	206.2	100	206.2	100		

Source: Analysis of USGS / Earth Explorer, 2022

### 4.3. General housing situation and Affordability in sokoru

#### 4.3.1. Types of housing units of respondents

Table 13 indicated the type of residence that the participants were used important has attempted to assess the overall housing situation and the main factors that determine of asses to adequate housing in sokoru town. According to the finding of the study; the distribution of housing units by rented from private owner status of the sample respondents revealed that greater proportions of them have their own houses. The residential house that they were living in was 70 (40.2%) of housing units were owner-occupied and 84 (48.2%) of them were rented. Out of the total rented housing units in Sokoru town, all most 70 (40.2%) of them were rented from private individuals. Only 14 (8.0%) were rented from kebeles. The remaining housing units were informal settlements relatively that 34 (19.2%) housing units, which has no legal document from the government bodies. The study done by ALemu Share (2013), confirms that the survey result, due to lack of adequate housing provision for urban residents in the town, the majority of the residents were challenged by shortage of housing provision. Because of poor housing provision, the majority of urban residents were forced to live in rented and informal houses. However, the price of rental houses is increased from time to time in the town.

**Table 13: Types of housing units, respondents dwell in**

The house that you are living in is	Frequency	Percent
Owner housing	56	32.2
Rented from private owner	70	40.2
Rented from Kebele	14	8.0
own housing but illegal/squatter settler	34	19.5
Total	174	100.0

**Source: field survey, 2022**

#### 4.3.2. Relationship between house ownership of respondents and income

As table 14 there is a strong positive relationship between income and access to formal housing in a study area. This shows that home ownership patterns exhibit an increasing trend with household income in that the higher the monthly income of the households, the more the chance to become homeowners than living in rental households. The indicator of this the home ownership their monthly income are between 2000ETB and 3000ETB there is no household who can afford home ownership, while the higher monthly income of households, with greater than 3000 ETB which around 56 (32.2%) household can afford home ownership. Besides this, the

majority household 31(17.8%) whose income is lower than 4000 ETB is living in informal settlements. Meaning as income of the household increases, the tendency to live with the owner-occupied housing unit also increases. However, people with lower monthly income have nothing to spend to construct their own houses and live in rented or illegal houses

**Table 14: Relationship between monthly income and home ownership of respondents**

The house/land owner ship type	How much your monthly income						
	Birr <2000	Birr 2001-3000	Birr 3001-4000	Birr 4001-5000	Birr >5001	Total	
						NO	%
Your own			22	19	15	56	32.2
Rented from private owner	5	25	31	4	5	70	40.2
Rented from Kebele	4	10				14	8.0
Informal	3	5	23	3		34	19.5
Total	12	40	76	26	20	174	100.0

**Source: field survey, 2022**

According to UN-HABITAT (2014), Affordability is an important element that states need to address to allow everyone access to adequate housing. For instance, the provision of affordable housing in public and private sector for the poor and low-income groups is a viable solution for these groups and prevents them from facing forced evictions based on their inability to pay housing costs (rent, mortgage, etc.). It also offers an alternative to informal settlements. The affordability of owning a private home and rent price depends on the demand and supply-side factors. The demand-side factors include the macroeconomic environment, demographic situations, provision of finance for a mortgage, housing subsidies, especially targeted at low-income groups, and taxation. The availability of free land for real estate developers, skilled labor, reliable infrastructure, availability of appropriate technology for contractors, and suitable construction materials are among the supply-side factors (UN-Habitat, 2008). Also, policy intervention towards the housing affordability issue is vital because the market by itself cannot fully address by mobilizing the available resources (Habte, 2010).

### 4.3.3. The state of rental house resident

Kebele/private rental house residents were asked to notify the years they have been living as kebele/ private house residents. Accordingly,40(47.6%) showed that they have lived as kebele/ private rental house resident for less than five years whereas the rest 25(29.8%) and 19(22.6%) of them indicated that they have lived as kebele/private rental house residents for 5-10 years and above 10 years respectively.

Regarding rental house residents, the number of kebele/private house resident is increasing over time. From the response of the respondents, it was noted 22.6% who lived more than 10 years as kebele/private rental house resident while 47.6% of them they have lived as a kebele/private house residents for only less than five years. This implies that the number residential house renters were increasing over time which intern indicates an increasing demand of housing in the town.

**Table 15: Time span that respondents live as rental house residence**

How many years have you lived as a kebele/private rental house residents	Frequency	Percent
Below 5 years	40	47.6
.5-10 years'	25	29.8
.Above 10 years	19	22.6
Total	84	100.0

**Source: field survey, 2022**

### 4.3.4. Amount of rent Respondents pay per month

Kebele/ private rental house residents were asked to indicate the amount of house rent price ranges they are paying per a month and 14(17%) indicated that they pay birr 100- 200 per month for house service. The rest 30(36%), 27(32%) and 13(15%) of the respondents indicated they pay birr 300-500, birr 600-1000 and above birr 1000 respectively. From the analysis in the table, one can notice that as house rent increases. the number of renters sharply decrease which shows the economic incapability of respondents to rent house at a higher price. The table shows that among 84 persons, only 13 persons were capable of paying more that birr 1000 for house rent. The amount of house rent in most urban centers in Ethiopia is unaffordable especially for those who have low income. Therefore, they may prefer to rent houses which may not deserve for living with a minimum price.

**Table 16: Amount of rent Respondents pay per month**

How many Birr per month do you pay for house rent?	Frequency	Percent
Birr100-200	14	17
Birr 300-500	30	36
.600-1000	27	32
. More than Birr 1000	13	15
Total	84	100

**Source: field survey, 2022**

The Ethiopian Federal Department of Housing and Urban Development (HUD) generally defines affordable housing as rent that does not cost more than 30% of the annual household income. They consider that paying more than 30% of income, is a housing cost burden (Jean, 2007). However, depending on study the sector failed to provide affordable housing for the majority in general and low-income households in particular. The reason is the absence of a regulatory framework under which the sector is currently operating results in high rental price and housing consumption levels.

#### **4.3.5 Reasons for being resident of rental house**

Rental house resident respondents were also asked to indicate the reason why they are rental house residents. According to the data collected, the vast majority 64(76.2%)of the respondents showed that they are living in rental house due to the fact that they have no urban land to construct own houses. While about, 18 (21.4%) and 2(2.4%) of the respondents replied that they could not construct own houses because of economic reason and renting houses is cheaper respectively.

According to the responses of the respondents, difficulty to tenure urban land or to own residential houses is some of the main reasons for rental house residents to be a rental house resident either in kebele or private house. This shows urban land in Sokoru town is similar to other parts of urban centers of Ethiopia

**Table 17: Respondents Reasons for being resident of rental house**

Why do you like to be as rental house residents?	Fre	Percent
A.Unable to construct my own house due to economic reason	18	21.4
B.Unable to access land to construct my own house	64	76.2
C.I found rental house cheaper compared constructing new self-housing	2	2.4
Total	84	100.0

**Source: field survey, 2022**

#### 4.3.6. The state of being informal settler

According to table 18, respondents were asked indicate the time span they have been informal settler and then 18 (52.9%) and 16(47.1%) of the respondents indicated that they have been informal settlers for 5-10 years and above 10 years respectively. In this regard none of the respondents were those who have lived less than five years as informal settler. The responses of the participants clearly indicate that none of the participants became informal settler in the previous couples of years. As the observation shows all of the participants of the study have been informal settlers for more than five years. No one has indicated she/he is an informal settler for less than 5 years which implies that people with low income, nowadays, have no means of urban land occupancy as far as informal settlement was the only means to own urban land.

**Table 18: Time span that respondents live as informal settler residence**

How many years have you lived as an informal settler	Frequency	Percent
Below 5 years	-	-
5-10 years	18	52.9
Above 10 years	16	47.1
Total	34	100.0

Source: field survey, 2022

#### 4.3.7 Reasons to be an informal settler

As noted in the table given below about 22(64.7%) of the informal settlers said that the reason why they are informal settlers is due to the fact they are not able to build a house. Minorities, 5(14.8%) of them indicated that their low income status could not let them rent a house they want to live in. The other 6(17.6%) also showed that the difficult situation to access urban land in the formal way/ process is the reason that force them to be informal settlers. From this, one can deduce that most informal settlers are mainly preferred to be an informal settler since they have economic problems to build living house.

**Table 19: Respondents reason to be an informal settler**

What is the reason behind your preference to be an informal settler	Frequency	Percent
Economic problem to build a house.	22	64.7
The difficulty to access land in the formal way.	6	17.6
The difficulty to afford rental housing.	5	14.8
Other reason	1	2.9
Total	34	100.0

Source: field survey, 2022

#### 4.4 The main factors affecting Access to Urban Land and Residential Houses in sokoru town

##### 4.4.1 Awareness of the livelihood about the urban land and housing policy

Table 20 shows respondents of the awareness of the livelihood about the urban land policy. Accordingly, almost more than a half, 54% of the respondents indicated that they know about the land policy whereas the rest, 46% of them replied that they don't have the knowhow about the land policy. According to the respondents reply, it seems that more people have no the awareness about the land policy which has to be implemented by concerned bodies. When land policies are formulated, as much as possible the community should actively participate so that it could be able to accommodate all categories of the population. In addition, when it comes to implementations it functions well so that complains may not come into existence. Regarding the land policy of Ethiopia, it seems that the government did not try to create awareness for the community so that people do not know about land policy and the way it is implemented.

**Table 20: The awareness of respondents about the current urban land lease policy**

Question	Response	Frequency	Percent
Do you have the awareness about the current urban land lease policy	Yes	94	54
	No	80	46
	Total	174	100

Source: field survey, 2022

#### 4.4.2 Source of information regarding land policy

The respondents who confirmed that they have the knowledge about what land policy means were requested to give their response how do they get the awareness about it and more than half 78 (44.8%) of them said that they got the awareness about the land policy through the mass media. The rest 67(38.5%), 16(9.2%) and the other 13(7.5%) indicated that they became oriented about the land policy through Self-reading, orientation from Concerned bodies and by any other means respectively.

The finding indicates that the government has not accomplished its duties regarding meeting making the urban land policy understood to its Citizens. Therefore, much is expected from the government regarding orienting the people about the land policy. There must be meeting and discussions on every detail of a policy that newly introduced. To apply since they believe that obtaining urban land for them seems unlikely. This may help people to know about their rights and duties related to land matters. It was found that most people get awareness about the land policy through mass media which is a promising beginning for the mass media.

**Table 21: The means by which respondents get the awareness about the land policy**

By which of the following did you get the awareness	Frequency	Percent
Orientation from concerned bodies	16	9.2
Through mass media	78	44.8
Self-reading	67	38.5
Partner	13	7.5
Total	174	100.0

Source: field survey, 2022

#### 4.4.3. Attempt to get land for residential housing construction

Respondents were asked to respond about the hope of getting urban land and residential house in the future in line with the current land policy. Thus, almost all 124 (71.3%) of the respondents indicated that they have no hopes to get land with current land policy but only 50(28.7%) of them shown that they have hope to get urban land in the current urban land policy of the country.

Those who replied that they have no hope to get urban land in the current urban land policy were requested to justify their reason and many have said that the urban land policy doesn't accommodate the economic conditions of the low income households. Investors and those who are able to construct building are given priorities. Since the land holding system is not open for low income groups and if it keeps up in such conditions and amendments are not made to the urban land policy in such a way that it accommodates low income households, there is no future hope of possessing urban land for low income house hold.

According to the responses gained from open ended question many of the respondents, urban land policy has many problems. The informants stated that in the first place the policy doesn't consider the affordability of the low income households

**Table 22: Respondents hopes to own urban land for housing**

Do you think you will have an opportunity to get land in the future with the current land lease policy	Frequency	Percent
Yes	50	28.7
No	124	71.3
Total	174	100.0

Source: field survey, 2022

#### **4.4.4 Land policies and the satisfaction of urban land needs of low income households**

The items in table 23 are mainly formulated to examine and assess urban land policies in terms of satisfying urban land needs of low income households, Therefore, respondents were made to rate the issues given using the rating scales strongly agree, 'agree, 'partially agree', disagree and strongly disagree' based on their feelings. Accordingly, 130(74.7%) of the respondents were replied that the urban land policy doesn't take low income households into account in terms of making urban land accessible and practically benefit of low income households whereas 21(12.1%) of them indicated that they were strongly disagree whether the urban land policy considers households with low income or not, 16(9.2%) are agree and only 7(4%) their strongly agreement raised here. policy intervention towards the housing affordability issue is vital because the market by itself cannot fully address by mobilizing the available resources (Habte, 2010)

According to the responses of the participants, it can be deduced that the urban land policy doesn't consider low income households in terms of making urban land accessible Thus. it is possible to say that the policy is not practically benefiting low income groups. This helps

us to conclude that the urban land policy can be one of the main factors for inaccessibility of urban land for low income population and it should be revised in such a way it benefits low income households .From the analysis, it was also found that most of the respondents have no knowledge about amend ability and Comprehensiveness of the urban land policy. This shows that people have lack of awareness about urban land policies and laws.

**Table 23: The urban land policy practically benefits people with low income**

Rating Scale	Frequency	Percent
Strongly agree	7	4.0
Agree	16	9.2
Disagree	130	74.7
Strongly disagree	21	12.1
Total	174	100.0

Source: field survey, 2022

#### 4.4.5 The Land policy Implementation Capacity of Concerned Bodies

As it can be noticed in table 24, the items are given to assess the urban land policy implementing capacity of concerned bodies in Sokoru town. Respondents are required to rate the points raised using the given rating scales according understanding and feeling for each matter

Therefore, many of the respondents 66(37.9%) and57 (37.2%) replied that concerned bodies are not free from bias and corruption on urban land related issues. Those who agree and strongly agree on the biasness and corruptness of concerned bodies were 12(6.9 %) and10 (5.7%) of the respondents and the other 29(16.7%) of them indicated that they have nothing to say regarding the issue mentioned here.

**Table 24; Concerned bodies are free from bias and corruption on urban issues**

rating scale	Frequency	Percent
Strongly agree	10	5.7
Agree	12	6.9
Neutral	29	16.7
Disagree	66	37.9
Strongly disagree	57	32.8
Total	174	100.0

Source: field survey, 2022

From the analysis regarding matters related to concerned bodies of urban land, there are many issues going wrong. The most serious problem in urban land administration is corruption. Since the price of urban land is increasing alarmingly, it is highly exposed for corruption where many corrupt operate the corruption in chains. This highly affects low income households as far as they are not capable of playing the corruption competition games. This problem responded from key informants they say, concerned bodies have no welcoming approach when applicants of urban land visit offices for land cases. It also indicated that urban land cases handled by offices also are not treated timely mainly caused by concerned bodies. From the analysis it is also found that urban land is usually administered according to the urban land policy. In earlier discussions, it was stated that land policy doesn't favor low income groups. Therefore, whether it is implemented appropriately or not, there might not be change for low income population. The implementing capacity of concerned bodies is also another issue that has to be taken into account. As indicated in the analysis, though there are some officers who have the capability to work appropriately, there are also occasions when one can notice concerned bodies with incapability of implementing policies and laws formulated.

One of the responsible institutions on land and housing related cases in Sokoru town is the Land Development and Management Agency (LDMA). According to Hasen Shekalifa, that is an officer in LDMA, the present LDMA was earlier called the Land Development and management Department and was upgraded to the Land Development and Management Agency by the Council of Oromia Regional State in 2013. He indicated that the agency has five functions: administer land. Control land usage, manage land information, cadaster the works and address investment requests and analyze land related information in accordance with the urban land lease policy. The agency administers the land according to the new city land administration and lease regulation and directive. But, because of lack of human resource and technology, the agency couldn't accomplish its functions properly.

The other respondents, who did not want their names to be mentioned, in this regard stated that the agency has not fully implementing its responsibility. The structure how the agency operates its task is not clearly stated in laws. There is no clear guiding program helping the officials work accordingly. Most of the time, the structure of the agency is exposable for

corruption and biased decisions. People who have the power and the money can access land and those who are with low income are not capable of computing in such corrupt and biased system of urban land acquisition and tenure.

The informants also told that land is given for different purposes but priority is given for religious institutions, for administration offices, social service such as school, youth center health center etc. From the interview it was concluded that there are institutional problems in terms of addressing the urban land needs of low income house hold because the program of the agency has not given due to attention the case of low income house hold.

The respondents concerning the issue of concerned body's capacity of implementing the current land policy replied that even though the agency, which handles sensitive cases is established with the intention of curbing corruption. Issues related to land in Ethiopia mostly associated with corruption. It is the area where corruption is happening most frequently. This leads to inappropriate administration of land where the poor by default is the victim.

#### **4.4.6 Institutional Readiness to Administer Land Related Problems**

The points indicated in table 25 were assess the extent at which institutions working on urban land issues in Sokoru town were accomplishing their responsibility in such a way that people with low income are beneficiaries. Consequently, respondents were request to rate the points to the points raised according to their own personal understanding

Regarding the implementation of policies and laws, they replied 28(16.1%) indicated that institutions were implementing urban land policies and in contrary the rest 118(67.8%) and 28(16.1%) stated that they were disagree and completely disagree respectively on the issue that concerned offices are fully implementing the urban land policies. They replied that offices were no good at implementing the policies accordingly.

**Table 25:** Institutions are fully implementing land policy accordingly

<b>Rating scale</b>	<b>Frequency</b>	<b>Percent</b>
Agree	28	16.1
Disagree	118	67.8
Strongly disagree	28	16.1
Total	174	100.0

Source: field survey, 2022

According to Land Development and Management (LDMA) Agency of Sokoru town, the urban land lease policy should be revised. Believe a new urban land policy is introduced and proclaimed, the drafting stage should involve (be participatory) all the representative of community; the poor, the rich, the young, and the old.

In addition, they stated that institutions working on urban land should be structured in such a way that decision making and administration are guided by clear regulations (programs) that is transparent for everybody. Furthermore on officials should be equipped with knowledge of urban land administration and should be free of corruption and biased decisions.

Land tenure system for low income household should not be through the lease system as far as they are not able to afford to pay land price in the tender competition. Therefore, other mechanisms by which land can be distributed (given) for the poor should be introduced. Condominium house project is one the most effective means by which urban housing problem can be minimized. This house project is not applied in the sub urban/slum settlement. Therefore the government should work more on utilizing this mechanism for the sake of expanding access to housing to low income group.

According to Hasen she kalifa the fact that the urban lease policy is not formulated in favor of low income groups rather its main objective is increasing the productive capacity of a given plot of land in urban centers and to increase the land revenue of the government. This could be true if a given plot of land is leased for investors who are planning to invest many areas. They indicated that the only means the land administration in Sokoru town transfers land for people is through lease hold by tender. Many plots of land are also announced to tender for investment areas rather than residential house construction.

Therefore, low income households have no the chance to participate in the tender system. The problem of low income household here is not only absence of hope to win the tender, but also if they win, they are not able to pay the bid winning price. The other problem is that the land to be transferred for residential house construction purpose is very small so that: it hardly satisfies the urban land needs of low income group. According to the informants, most of the informal settlers own urban land by purchasing from farmers with very low land price compared to the lease price of the government since they could not afford to participate in the tender system. In the far past, some informal settlers also could

own land with no payment. They illegally used to settle peripheral lands that did not belong to anyone which was rather considered as communal land.

The informant responded that the officials recommended minimizing urban land and housing problems of low income groups in Sokoru town.

They have indicated that the housing project should be started because it is one of the best solutions to minimize housing problems of the urban residents in general and the low income households in particular.

Offering the lease holding right to those who want to construct house cooperatives is also the other promising solution for the problem of residential housing. Therefore, more work has to be done in this regard.

They also indicated that people who tenured land informally, informal settlers should be given the land ownership rights. Because they have no confidence over their occupancy as far as it is not legally recognized that the land is theirs concerned bodies should formulate solutions that alleviate the problem of informal settlers.

From the analysis, many urban land administration problems were identified mainly caused by institutions which are responsible on urban land cases. Firstly, offices are not often open to accept complaints by low income households. Even if urban land policies are not formulated favoring the poor, it was identified that in most cases urban land policies are not well implemented accordingly. The structure and organization of offices is also not convenient for low income households to get a timely solution or decision on land matters they may apply for. The other point is that offices have no their own a contextually adapted decision making ways of urban land cases raised by low income households.

## CHAPTER FIVE

### 5. Conclusion and Recommendations

#### 5.1 Conclusion

This study was assessing the challenge of access to land for urban housing among low income residence and its impacts on livelihood. Regarding to the study the driver's challenge of access to land for urban housing problems on the livelihood were social economic related such as age and sex education and income occupation/employment social awareness urbanization and population growth institutional related challenges such as land policy, weak land administration by technical, capacity and implementation, infrastructure and financial constraints land development and management of the town. Result of the study shows that the demographic factors of household access to land for formal housing such as variables age of the household head, educational level, and employment, family size of the household and total monthly income of the household are significant to the model at a significant level of 5%. According to the study sex is insignificant or not affects the independent variable on access to land for formal housing. It's greater than an expected value. The size land use land cover such as forestland, farm land, vacant land and grass land were decreased due to increase build up by migration from rural to urban and most of the land of the livelihood previous time uses for harvesting wood, farm land, rearing livestock, recreational purpose changed to build up area

The land lease policy which is functional currently also strengthens the public ownership of urban land. The policy aims a realizing the common interest and development of the people and to boost transparency and to prevent corrupt practice of land administration.

Despites its good objectives, according of the findings of the study, in terms of making urban land accessible for low income household the land lease policy rather created problems especially for the low income household. In most cases, land in the town is brought to tender at fixed benchmark, which does not practically benefiting low income group. The poor generally are out of the urban land market in one way or another.

The study indicated that the distribution of housing tenure status of the respondents of sokoru town revealed that a great proportion of them do not have their own private houses. The majorities 48.2 % of them were rented, 19.5% informal settlements, and only 32.2% of the housing units were owner-occupied .Rapid urbanizations and in adequate capability to

cope with the housing needs of people in urban areas have contributed to the development of informal settlements. Most of the populations residing in this town are those who are low income without no urban land or residential house. Since the policy of urban land doesn't accommodate low income household, the increasing demand for urban land by low income household is not satisfied yet. The only means by which low income household obtain land is informal settlement mostly take place by buying land from farmers in per urban areas without prior consent of the government. This conditions cause a high proliferation of informal settlement that can be taken as an illegal occupation of urban land.

For informal settlers therefore, since it is an illegal occupancy: without the legal tenure status to be an informal settler is not a secured life. They fear that there might be a day when they lose the land and they have frustration that they will be accused of the way they occupy the land. They burningly need the government to regularize their informal to formal land tenure system

The other problem associated with the informal settlement is it aggravates the urban land price. Many famers in the peri urban areas are selling their land an increasing price every time. Since the demand for land which is sold informally is also increasing, the prices increase as well. There are also people who are engaged in land trade. These people buy a given plot of land at a certain price for the sake of selling it sometime later at a better price so as to get profit. There are many illegal land traders who become wealthy shortly. These kinds of illegal trade that buying and selling of urban land is the other factor for the increment of urban land price even in the informal land market. These situation facilities an increase in the price of urban land which in turn affects the accessibility of land for low income household at a reasonable price and the price for rental houses is also increasing because the price of urban land has a direct relationship with the price for rental houses. ..

The implementing bodies who are working in the institution have no a welcoming approach for those who are visiting the office for land related cases. Urban land related cases hardly to get a timely decision by concerned bodies. They are also incapability of implementing policies and laws formulated. Officials are no educated in the area, not free from corruptions and lack know how to best administer urban land. This leads to inappropriate administration of land where the poor's by default are victim.

Information related to land has to be preserved in a more secured and sophisticated ways. When information is required regarding land related issues, they are not volunteer to give and don't have a compiled document in an easily accessible way. Thus, it is possible to conclude that there is lack of a well-organized ways of land related information. There are many people who have no idea about the urban land policy and how it functions.

Land Development and Management Agency (LDMA) is not well- Structured enough to accomplish its responsibilities. There are no clear programs and guide lines designed only for the town that help the workers give directions when land related cases are raised.

## **5.2. Recommendations**

The availability of urban land for the residential house is the main point to which the government and every stakeholder has to give due attention. Accordingly, the following are recommended at least to minimize the extent of the housing problem:

As far as access to land is a universal human right, there must be a land policy which accommodates citizens in all living standard categories. Therefore, government should work a lot in revising the urban land policy in such a way that it considers the urban poor. When, policies are needed to be formulated, the government should let the community (accommodating sex, different living standards, age...) participate indecision making process about the policy under formulation i.e. the process participatory so that it could be fair and equitable .In addition, before it is put practice, people should be given orientations about the newly introduced policy which in turn helps to get feedback so as to take some corrective measures. The urban land policy proclaims that urban land can be transferred to citizens through lease system which takes place in a tender announced in Medias. Though any lease has a benchmark price, one can be a bid winner if and only if his/her estimated price in the tender competition is the highest of the other competitors. Then by default the winner of the tender could be the wealthiest. This kind of land transfer is not good for low income households. Therefore, there should be another system by which urban land can be transferred.

Informal land market is also evidently happening in Sokoru town. The government, particularly, the office responsible for Sokoru town should work a lot in eradicating such illegal land trade by bringing those who are engaged in such activities to the court. In order

to secure the ownership of the land that informal settlers occupy regularization system should be introduced

Individuals who work in the urban land related offices, for example in LDMA, are expected to respect the ethical values. When decisions are made, there must be transparency. They have to work in line with the manuals and guide lines formulated for this purpose. The way they accept land related complains, the time span they spend to give decision for a given land related cases and the final decision they give for a given land related case should be fair and transparent. Officials should be assigned based on their educational background and knowledge that in turn helps to make urban land administration successful. The government, the official, the communities have a great role in fighting corruption so that land administration can be fair for all the citizens including low income households.

As the researcher introducing of condominium housing project is the best mechanisms which urban housing problem can be minimized. The program has been used in urban centers of Oromia region until 2007 G.C. But the program was stopped since 2008G.C. The LDMA of Sokoru town then must negotiate with the federal and the regional governments to introduce the program as far as it is impossible to satisfy the urban land and housing needs of the ever increasing Sokoru town population without common residential housing project. The condominiums houses should be also reconsidered for the fact that low income household are not able to afford the price which is already set.

The outcome this study concluded about the challenge access to land for urban housing is the alarming rate of urban population is highly increase, the land policy is restrict small house hold, land is sell as a commodity without restriction, poor institutional land administration by the lack of technical knowledge and low implementation of land policy and the way of solving these problems constructed under recommendation. The researcher to conclude this research he used different research source that investigated in different place. Therefore research means solve a problem again and again. so that the further studies are needed to test a significant difference in relating to this issues of the researcher outcome for this study areas.

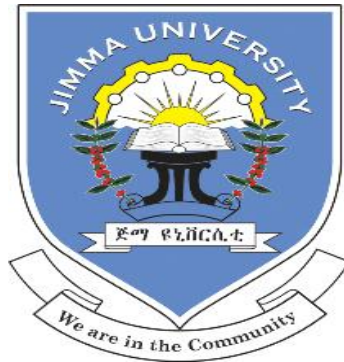
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## **APPENDIX- A**

JIMMA UNIVERSITY

COLLEGE OF SOCIAL SCIENCE AND HUMANITIES

DEPARTMENT OF GEOGRAPHY AND ENVIRONMENTAL STUDIES

### **Questionnaire for the sampled households**

The main aim of this questionnaire is to collect data as input for the study entitled “ Challenge of access to land for urban housing among low income residence, the case of sokoru Town’ ’Dear respondent, I would like to inform you that this questionnaire is for academic purposes only. The outcomes of this study may help the efforts made by the responsible bodies to find ways of improving the existing challenges in the town. As a resident of this town, your views and ideas are considered very important for the success of the study and it would be very much appreciated if you spend a little time answering this questionnaire. So I kindly request you to fill this questionnaire without hesitation. For all your cooperation and spend time I thank you in advance.

Instructions:

- Please respond to all the items in the questionnaire
- Encircle the option most applicable for you.
- There is no need to write your name.

## **Part 1: personal information of respondent household**

1. Sex: 1. Male 2. Female
2. Age: 1. 18-29 years 2. 30-45 3. 46-55 4.  $\geq 56$
3. Marital status: 1. Single 2. Married 3. Divorced 4. Widowed
4. Household size: 1. less than 3 2. 3-5 C. Above 6
5. The education level of household head: 1. Illiterate 2. Primary education (1-8)  
3. Secondary educations (9-12) 4. College Diploma 5. Degree & above
6. Place of birth 1. Urban area B. Rural area
7. Occupation 1. Government employed 2. Self-employed 3. Private 4. Unemployed
8. How much your average monthly household income?  
1. Birr  $\leq 200$  2. 201- 500 3. 501- 1000 4. 1001- 1500 5.  $\geq 1501$
9. How long you have lived as residents in the Sokoru Town?  
1. below 1 year 2. 2 -5 years 3. 6-10 years 4. Above 11
10. The house that you are living in is 1. Owner housing 2. Rented from private owner  
3. Rented from Kebele 4. Own house but illegal
11. How many years have you lived as a kebele/private rental house resident?  
1. Below 5 years 2. 5-10 years 3. Above 10 years
12. How many Birr per month do you pay for house rent?  
1. Birr 100-300 2. Birr 300-500 3. 500-1000 4. More than Birr 1000
13. Why do you like to be as a rental house resident?  
1. Unable to construct my own house due to economic reason.  
2. Unable to access land to construct my own house  
3. I found rental house cheaper compared to constructing new self-housing

4. Because of other unspecified reason

14. Do you worry about being rental house resident? 1. Yes 2. No

15. If your answer for question No.29 is yes, what is the reason that makes you worry? \_\_\_\_\_  
\_\_\_\_\_

16. How many years have you lived as an informal settler

. 1. Below 5 years 2 .5-10 years 3. Above 10 years

17. What is the reason behind your preference to be an informal settler?

1. Economic problem to build a house.

2. The difficulty to access land in the formal way.

3. The difficulty to afford rental housing. 4. Any other reason

18. Do you worry about being informal settler? 1. Yes 2. No

19. If your answer is 'yes' what makes you worry? State about it briefly \_\_\_\_\_  
\_\_\_\_\_

20. Have you ever tried to make your urban land (informal settlement area) safe from urban infrastructure plans? 1. Yes 2. No

21. If the answer for question 24 is yes how did you make attempt? please brief it  
\_\_\_\_\_  
\_\_\_\_\_

## **Part 2. Land policy and access to urban land for residence houses**

22. Do you have the awareness about the current urban land lease policy? 1. Yes 2 .No

23. If you have the awareness about the land policy, by which of the following did you get the awareness? 1. Orientation from concerned bodies 2. Through mass media

3. Self-reading 4. Partner

24. Are you happy with the current urban land policy? A. Yes B. No

25. If your answer is no, what are the problems? Please state it briefly \_\_\_\_\_  
\_\_\_\_\_

26. Do you have a legally recognized land? 1. Yes 2. No
27. Have you ever applied for urban land? 1. Yes 2. No
28. If your answer for “Have you ever applied for urban land” is ‘yes’ what was its result?
1. It was decided that I could not get land.
  - 2 Not decided yet
  3. My application was not accepted
  4. Other reason
29. If your answer for” Have you ever applied for urban land” is ‘No’ why didn’t you apply?
1. It was unlikely to get urban land
  2. Though I could get land, I have no money to build houses
  3. Concerned bodies don’t accept applications
  4. Rental house/informal settlement is better to me E. Other unspecified reasons
30. Do you think you will have an opportunity to get land in the future with the current land lease policy? 1. Yes 2. No
31. If you have land or a house under what arrangement is your land/house ownership type?
1. By purchase 2. Free holds 3. In heritage 4. By lease
32. The land lease policy considers low income population in terms of making urban land accessible
1. Strongly agree 2. Agree 3. Neutral 4. Disagree 5. Strongly disagree
33. The urban land policy practically benefits people with low income
1. Strongly agree 2. Agree 3. Neutral 4. Disagree 5. Strongly disagree
34. Institutions are fully implementing land policy accordingly
- . 1. Strongly agree 2. Agree 3. Neutral 4. Disagree 5. Strongly disagree
35. Concerned bodies are free from bias and corruption on urban issues
1. Strongly agree 2. Agree 3. Neutral 4. Disagree 5. Strongly disagree

36 Do you agree that the town administration has no capacity/effort/to address the housing program? 1. Strongly agree 2. Agree 3. Neutral 4. Disagree 5. Strongly disagree

37. The offices responsible for urban land is open to accept complain

1. Strongly agree 2. Agree 3. Neutral 4. Disagree 5. Strongly disagree

38. Offices are fully implementing the land policy and laws accordingly

1. Strongly agree 2. Agree 3. Neutral 4. Disagree 5. Strongly disagree

39. Do you agree that the shortage/increase price of housing is due to migration?

1. Strongly agree 2. Agree 3. Neutral 4. Disagree 5. Strongly disagree

**Part 3: Interview questions for Land Development and Administration manager and Experts**

1. Do you think that there is a residential housing problem in the town currently? 1. Yes 2. No, If yes why and if no why not?

---

2. What are the major reasons for the unbalance of demand and supply of the residential housing land provision in the town?

---

3 To what extent are the policies and programs responsive and applicable to satisfy the housing needsoflowincomehouseholds?\_\_\_\_\_

4.How do you see the institutional readiness of municipality and land administration office in terms of satisfying the urban land needs of low income households?\_\_\_\_\_

5. What is your general comment on land lease policy of the country?\_\_\_\_\_

Any comment\_\_\_\_\_

**Part 4: Interview questions to municipal urban Housing Development management and experts.**

1. Do you think that there is a residential housing problem in the town currently? A. Yes B. No, If yes why and if no why not?

---

2. What are the main challenges in housing problem?

---

3. What are that the policy and regulatory issues contributing to the problem?

---

4. What are the effects of lack of housing problem on urban residents in the town?\_\_\_\_\_

5. What opportunities for providing housing for urban residents in the sokoru town?\_\_\_\_\_

6. What can be done to help the urban poor get access to formal housing?\_\_\_\_\_

### **5. Part 5: field observation**

Checklist format the current housing problem, a condition in sokoru Town.

- Housing provided for urban residents in the town
- Enough availability of houses facilities
- Land delivers for housing construction
- The effects of lack of poor housing provision on urban residents in the town

What are that the policy and regulatory issues contributing to the problem?



**MAXXANTU- A**  
UNIVERSITY JIMMAA

KOLLEEJII SAA YINSII HAWAASAA FI

MUUMMEE QO, ANNOO JI, OOGRAFII FI NAANNOO

**Gaafannoo iddaattoo abbaawarraatiif qophaa,e**

Kaayyoon Gaafannookanaa oddeeffannoo qorannookootiif galteeta, anmatadureerakkoowalga huudhabuulafamagaalaajaarsamanaan mootagaliigadaanaajiraattotamagaalaasokorrouirraa ngahaajirudha. Kabajamtootadeebiikennitootaakaninisin hubachiisuxiyyeeffannoon Gaafannookanaa dandeetti adeemsa qorannoogahumsaisaahorachuufi. Faayidaan qorannooka naaqaamnidhimmikunilaallatukaraa ittiin rakkookanahiiku agarsiisuudha. Akkajiraata tokkoo ttiilaalchiifi yaadnikeessangalmaqorannookanaatiifbu, aaguddaawaanqabuufyeroomuraasair rattiqisaasessuukeessaniifbaay, eenisingalateefadha. Kannafuu Gaafannookanadadhabbiyakka addaanhinkunnehaalanasingaafadha. Yeroo irratti balleessitaniifi waliin hojii keenyaafi yeroo irratti qisaasessitaniif galataolaanaan abiraaqabdu.

Qajeelfamoota hordofamanu:

- Maaloo Gaafannoo hunda guutaa.
- Filannoo isa isiniif mijaa, etti maraa.
- Maqaa keessan barreessuun hin barbaachisu.

**Kutaa 1: odeeffannoodhuunfaa abbaawarraa**

1. Saala: 1. dhiira            2. Dubara
2. Umurii: 1. 18-29years    2. 30-45            3. 46-55            4. 56 oli

3. Haala fudhaafiheerumaa: 1. Kanhinfuune yoking hinheerumne 2. Kanwalfudhan  
3. Kangagarbahan
4. Baay, ina maatii: 1. 3 gadi 2. 3-5 C. 6 oli
5. Sadarkaa barnootaa: 1. Kan hinbaranne 2. Sadarkaa tokkoffaa (1-8) 3. sadarkaalamaffaa (9-12) 4. Kolleejjiikanxumure 5. Digirii fi isaaoli
6. Bakkadhalootaa 1. Magaalaa B. baadiyyaa
7. Bakkahojii 1. Tajaajilaasiviilii 2. Hojjetaadhuunfaa 3. Hojjetaa abbaaqabeenyaa 4. Hojii hinqabu.
8. Ji, attigalihammamiigiddu-galaanargattaa?
1. Birr 200 gadi 2. 201- 500 3. 501- 1000 4. 1001- 1500 5. 1501 oli
9. Magaalaasokorruukeessawaggaameeqateesse? 1. Waggaa 1 gadi 2. Waggaa 2 -5  
3. Waggaa 6-10 4. Waggaa 11 oli
10. Manni ati keessajiraataajirtukaneenyuuti? 1. Kanofii 2. Kiraanamadhuunfaa 3. Kiraagandaa 4. Kanofiiti, garuuseeraqabeessamiti.
11. Waggaameeqamananamaduunfaayookiin kebele keessajiraatte?
1. Waggaa 5 gadi 2. waggaa5-10 3. Waggaa 10 oli
12. Kiraamanaaji, atti meeqakaffalta?
1. Birri100-300 2. Birri 300-500 3. Birri500-1000 4. Birri 1000 oli
13. Maaltumanakiraakeessaakkateessusigodhe?
1. Sababarakkoodinagdeetiijaarrachuudhabuu.  
2. Lafamanaittiijaarradhudhabuu  
3. Mana ijaaruurra mana kireeffachuun rakasawaanta, eef  
4. Sababa rakkoo biraatiin
14. Mana kireeffachuun keetti wantisittidhaga, amujiraa? 1. Eeyyee 2. Lakkii
15. Yoo deebiin gaaffii 29ffaakee eeyyee ta'e, sababni yaaddoon sitti dhaga, ame maalii? \_\_\_\_\_
16. Alkallattidhaan waggaameeqajiraatte?

. 1. Waggaa 5 gadi 2 .waggaa5-10 3. Waggaa 10 oli

17. Sababni al kallattiidhaanakkajiraattusigadhemaali?

1. Karaaseeraqabeessaanijaarrachuufrakkoodinagdee.

2. Karaaseeraqabeessaanijaarrachuulafandhabe.

3. Manakiraankaffaluudadhabe.. 4. Rakkoobiroo

18. Alkallattiinjiraachuukeettiwantisittidhaga' amujiraa? 1. Eeyyee 2. Lakkii

19. Deebiinkeeyooeeyyeeta'emaaltusittidhaga'ama? Gabaabsi

ibsi \_\_\_\_\_

20. Qubannaanalkallattiikeetajaajilababal'inatajaajilaummataatuquuirraa of eegeejiraa?

A. eeyyee B. lakkii

21. Deebiinkeeeeyyeyoota'ehubannoo kanaeessaargatte? Gabaabsiibsi

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**Kutaa 2.** imaammata lafaati fi haalaargannaalafamagaalaa

22. Hubannooimaammatalafaliiziiyereooammaaqabdaa? 1. Eeyyee 2 .lakkii

23. Yoohubannooimaammatalafamagaalaaqabaattekarakamiinargatte?

1. Ergaaqaamnidhimmiilaaludabarseen 2. Karaamaasmiidiyaatiin

3. Dhuunfaandubbisuudhaan 4. Karaabiroo

24. Imaammannilafamagaalaainniammaasigammachiisaa? A. eeyyee B. lakkii

25. Deebiinkeelakkiiyoota'erakkoonjirumaali,? \_\_\_\_\_

26. Lafaseeraansiifmurtaa'eqabdaa? 1. Eeyyee 2. Lakkii

27. Lafamagaalaaargachuufgaafattaniibeektuu? 1. Eeyyee 2. Lakkii

28. Yoogaafattanittu ta,e deebii akkamiitu isinii deebi'e?

1. Lafamanaaargachuuindeessunaanjedhame.

2 wantinaanjedhamehinjiru

3. Gaaffiinkoohinfudhatamne

4. Kanbiroo

29. Yoo deebiin keelakkii ta'emaafhingaafanneture?

1. Lafamanajireenyaananargadhajedheehinyaadne.
2. Yoonlafamanaaargadheeijaaruufqarshiihinqabu
3. Qaaamidhimmiilaalugaaffiinaafhinkeessummeessujedheeni
4. Kiraayookiinalkallattiinijiraarrachuufiladheeni E. sababihinbeekamne
30. Garafuuladuraattihaalaimaammatalafamagaalaaammaatiinlafamanajireenyaargachuunnidanda'amajetteeniyaadda? 1. eeyyee 2. lakkii
- .31. Yoolafayookiinmanajireenyaqabaattehaalakamiinargachuudandeesse?
  1. Bittaa 2. Bilisaanqabachuu 3dhaalaan 4.liiziidhaan
32. The land lease policy considers low income population in terms of making urban land accessible  
imaammatnilafamagaalaaammaalafamanajireenyaawaliingeessisuukeessattinamootagaliigadaanaaqabanxiyyeeffannookeessakangalchedha.
  1. Baayiseenwaligala 2.waliin gala 3. Hinbeeku 4.walii hingalu 5.baayiseewalii hingalu
33. Imaammatnilafamagaalaaammaanamootagaliigadaanaaxiyyeeffannookeessagalchuunhaaromsamuuqaba
  1. Baayiseenwaligala 2.waliin gala 3. Hinbeeku 4.walii hingalu 5.baayiseewalii hingalu
34. QaamidhimmiilaaluGaafannooqabiyyeelafamanajireenyaadhiyeessanirrattigammaduuqaba.
  1. Baayiseenwaligala 2.waliin gala 3. Hinbeeku 4.walii hingalu 5.baayiseewalii hingalu
35. Qaamidhimmiilaalumalaammaltummaairraabilisata'uuqaba
  1. Baayiseenwaligala 2.waliin gala 3. Hinbeeku 4.walii hingalu 5.baayiseewalii hingalu
- 36 .bulchiinsmagaalaalafamanajireenyaawaliingahuufdandeettihiinqabujetteeniamantaa? 1. Baayiseenwaligala 2.waliin gala 3. Hinbeeku 4.walii hingalu 5.baayiseewalii hingalu
37. BiironbulchiinsamagaalaaGaafannooisaaniikeessummeessuufbanaata'uuqaba.
  1. Baayiseenwaligala 2.waliin gala 3. Hinbeeku 4.walii hingalu 5.baayiseewalii hingalu
38. Biirochi guutummaattiimaammataa fi seera lafamagaalaahojiirraoolchuuqaba.
  1. Baayiseenwaligala 2.waliin gala 3. Hinbeeku 4.walii hingalu 5.baayiseewalii hingalu
39. Godaansihanqinalafamanajireenyaayookiingatiikiraamanaadabalejetteeyaaddaa? 1.

1. Baayiseenwaligala 2.waliin gala 3. Hinbeeku 4.walii hingalu 5.baayiseewalii hingalu

Kutaa3: gaaffii qomaa bulchitoota lafa magaalaafi hojjetootawaajirichaafqophaa'e

1. Akka yaaddanutti yeroo ammaa rakkoon lafa mana jireenyaa magaala keessan keessani jira jettu? 1. Eeyyee 2. Lakkii, yoo eeyyee yookiin lakii jettan maafta'e?

2. Imaaammadni fi sagantaan hangam namoota galii gadaanaa qaban fedhii isaanii guutuu keessatti hojeetaajira?\_\_\_\_\_

3. Qophii biiroonbulchiinsalafamagaalaafedhiinamootagalii gadaanaaqabanuguutuuf hojjetaajiruakkamittiilaaltu?\_\_\_\_\_

4. What is your general comment on land lease policy of the country yaadniwaliigalaadhimmammaammatalafaairrattiqabdanumaalii?\_\_\_\_\_

**Kutaa 4:** Gaaffiiqomaahojjetootabulchiinsaijaarsamanneeniifdhiyaate

1.Yerooammaakanarakkoonhanqinamanajireenyaamagaalaakeessankeessanijirajettaniiyaad duu? 1. Eeyyee 2. Lakkii, yoo eeyyee ta'e maaliif jiraate fi lakkii yoo ta'e akkamiitu dhabame?\_\_\_\_\_

2.sababoonnigurguddoonrakkoohanqinamanajireenyaauumanmaali?\_\_\_\_\_

3.imaammatootnidhimmakanahiikuufgaheetaphataajiranmaalfa'i?\_\_\_\_\_

4. Dhiibbaanrakkoonmanajireenyaajiraattotamagaalaairraangahaajirumaal fa,i?\_\_\_\_\_

5. Dhiyeessamanamagaalaakeessanfuruuffilannoonbiraajiraa?\_\_\_\_\_

6. Manajireenyaaseeraqabeessanamootagalii gadaanaaqabandeeggaruufmaaltu hojjetamuuqaba?\_\_\_\_\_

## **5. Kutaa.Daawwannaa**

Chekliistihaalahanqinawalgeettiidhabuumanajireenyaamagaalaasokorruufqophaa'e..

- manajireenyaajiraattotamagaalaasokorruu
- tajaajilagahaamanajireenyaagachuukeessattikennamaajiru.
- haalalaftiijaarsamanajireenyaafittiargamu
- dhiibbaahanqinawalgeettiidhabuulafamagaalaajiraattootairrangaha.