SOCIAL SCIENCE AND HUMANITIES

URBANIZATION AND NEIGHBORHOOD DETERIORATION IN DESSIE: OPTIONS AND WAY FORWARD TO SOCIALIZATION

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Abstract: As the pace and extent of urbanization increase, an understanding of the mechanisms that shape the decline of neighborhoodin cities will be essential to effective social integration as earlier.Urbanization and urban growth have occurred rapidly over the past few years in many developing countries including Ethiopia. These have repercussions for human settlement livability and sustainability within the UN Sustainable Development Goals context. In assessing Urbanization and Neighborhood Deterioration in the residential neighborhood in Dessie document analysis, interview and focus group discussion was carried out involving purposively selected residents in the study area. Descriptive analysis was used for data analysis and results were presented. The study observed that the rapid rate of urbanization in Ethiopian cities like Dessie have mainly resulted from natural population growth, rise of individualism and rural- urban-migration. The paper posits that not everyone is satisfied with the significances of such development as cities have resulted in polycentric, fragment urban growth tendencies, associated with uncontrolled development and squatter settlement, deteriorating infrastructure and short falls in service delivery that are characteristic of a climate of postmodernism and urbanization. Furthermore, the study highlights that the physical setting and the residential environment is critical to human well-being and quality of life. The research finding also revealed that majority of the people in city are shifting their life to collections of individual neighborhoods and with the increasing isolation, neither realistic nor reasonable to expect residents to solve the problems in their neighborhoods. People in poor neighborhoods not only arrange their energies in their daily struggle to get by, they are often also faced with an environment with a high degree of cultural diversity, a lack of mutual trust between residents, a high level of turnover, and a high risk of being a crime victim. These are all ingredients that reduce the likelihood of people being, are willing, or able to intervene in their neighborhood in a positive way .Therefore, it is the responsibility of (national and local) governments to prevent the decline neighborhoods and urban mismanagement from sliding down to a level where the life, safety and health of the residents are compromised.

Key Words: Socialization, Urbanization, Neighborhood Deterioration, Dessie

1. INTRODUCTION

1.1. brief background of the subject

Urbanization simply defined as the shift from a rural to an urban society. It is regarded as an outcome of social, physical, economic and political developments that lead to urban concentration and growth of large cities. The phenomenon results in changes in land use and transformation from rural to metropolitan pattern of organization and governance. Indeed, it is a phenomenon that removes the rural character of a town or an area. While the process could be either economic induced as experienced in developed countries or population induced as is the case with less developed countries including Ethiopia. However Ayuba and Wanda (2009) asserted that when process is not properly managed, it could result into poverty, environmental degradation, lack of basic infrastructure and amenities among others.

The significance and scale of contemporary urbanisation has been revealed in literature. For instance, UN (2007) observed that the first urbanisation wave took place in North America and Europe between 1750 and 1950 with an increase from 10 to 52% urban, and from 15 to 423 million urbanites; while projection into the second wave of urbanisation in the less developed regions indicate that the number of urbanites will go from 309 million in 1950 to 3.9 billion 2030. The implication of the current urbanisation trend is such that the phenomenon has become one of the hallmarks of the developing nations and the developing countries now have a 2.6 times as many urban dwellers as the developed regions, and this gap according to Pieterse (2008) will widen quickly in the next few decades. The rapid rise in both urbanisation, the proportion of people living in urban places, and urban growth resulting from the physical expansion of cities on the ground is exemplified globally in a number of different ways that have implications for city planning. These include the increase in the number of large cities, the increase in the size of the largest cities themselves and increase in the ever-larger number of cities that have reached the million population mark (Desai and Potter, 2008, pp. 235). This implies that the future of the world is urban.

Ethiopia has one of the fastest growing urban populations in the world, with the number of people living in cities expected to nearly triple in the next two decades. This demographic dividend presents a real opportunity to change the structure and location of economic activity from rural agriculture to more diversified and much larger urban industrial and service sectors. For urbanization to contribute fully to economic growth and transformation, it will have to be managed well. Ethiopia already benefits from high rates of economic growth, but among most other countries at similar levels of urbanization, it has the lowest gross

national income (GNI). Moreover, growth has been driven mainly by public investment and agriculture, and rapid urbanization has not been accompanied by structural transformation of the economy.

In Ethiopia Cities are functional centres of human agglomeration and have always been, of tremendous importance. Due to a global rise in population and more pressing issues in terms of sustainable and ecologically friendly development, the challenges posed to urban areas are nowadays perhaps greater than ever before. The need for functional and sustainable development as well as the preservation of ecological and environmental conditions and processes in urban areas is of crucial importance for the enhancement of both our own living standard and that of future generations. Regional Cities and towns are in Ethiopia are expanding, global population is increasing and young people are moving to cities to find work and a better life in rapidly developing countries. More residential, commercial and industrial areas are needed to satisfy the demands for an increasing urban population. Sustainability, quality of life, health, air quality, moderate temperatures within city boundaries, urban climate, green spaces, closeness to nature and recreation are terms that need to be heeded when planning the future state of our living space. Planning measures to provide for these considerations is even more difficult nowadays with the unprecedented speed of urban development.

1.2. statement of the problem

Urban areas are a rising demand for land for non-agricultural or urban land uses, are at the receiving end of urbanization and thus form tenure hotspots. It is increasingly evident that peri-urban areas are becoming places where a lot of changes and activities occur due to rapid urbanization and population growth (Wehrmann, 2008, Cotula and Neve, 2007). Urban centers across Africa are becoming the future habitat for the majority of Africans. Population projections show that by 2030 about 50 % of the population of Africa will inhabit urban centers (UN-Habitat, 2010). The unprecedented growth of the urban population in Africa and other parts of the developing world 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 peri-urban agricultural land at the periphery of existing built-up areas (UN-Habitat, 2010, Toulmin, 2006).

Like elsewhere in sub-Saharan Africa, urbanization in Ethiopia is occurring at a more rapid rate and the competition for land between agricultural and non-agricultural areas is becoming intense. The growing demand for land for urbanization in Ethiopia is primarily intended to be met by expropriation and reallocation of urban land through lease contracts. This shows that land acquisition and delivery for urban expansion and development purposes is completely state-

controlled, on the rationale that all land belongs to the state and peoples of Ethiopia (FDRE, 1995). As urban territory extends into surrounding areas adjacent to the municipal boundaries, the existing land tenure relation is expected to cease compulsorily . Therefore, the termination of usufruct/holding rights exercised by local peri-urban communities through expropriation decisions and later reallocation of the expropriated land to the urbanities is the most important constituent of urbanization and urban development processes in Ethiopia (BirukMegerssa ,2017)

It is evident that the demographic and spatial changes in the urban areas have shaken the stability and social interaction of urban areas. Even though almost all new urban based developments and changes are concentrated urban areas, little has been done to investigate the impacts of urbanization on the neighborhood relations and life of the communities in Dessie. The critical question here is what happens to the current urbanization and neighborhood relations as the many peoples from different areas become part of the city; as their farm lands are turned into urban built-up properties and as the area become home to large number of urban citizens, both formally and informally? Due to the lack of research in this area, very little is known about the state of current status in the study area.

Now a days the urban houses and Socialization changed the outlook of the city and the nature of its neighborhood interaction. Previous modes of community interactions, inter-personal relations or interdependences in times of joy and despair such as wedding and death events, as well as community's modes of organizations, are involved in the change process, largely due to the nature of the new houses and the relocation of people from their previous places of domicile to new areas. In this regard little has been done to investigate the impacts of urbanization on the neighborhood relations and life of the communities in Dessie. Due to the lack of research in this area, very little is known about the state of current status in the study area. Thus, this study tries to explore these changes of Urbanization and Neighborhood Deterioration in Dessie with Options and Way Forward to socialization.

1.3. Significance of the study

The outcome of this study will advise the urban planning system, especially the new steps the planning system has started to take in terms of local development planning and urban design suitable for residents. The study is also expected to stir debate on the status of the planning system with an emphasis on the need for more efficient mechanisms that enable the planning system in contributing towards development quality. I believe, it will be an important document for government officials, Non-Governmental Organizations (NGOs), the community, environmental advocates etc

1.4. Objectives of the

The leading objective of the research is to assesurbanization and neighborhood deterioration in Dessie, south wollo.

The specific objectives of this research are to:

- To examine the challenges of rapid urbanization and the decline of social integration on Dessie town

- To analyze challenge to which the current administration system is facing in addressing various needs, interests and rights

- To identify and describe the newly emerging social interactions among the inhabitants

2. MATERIALS AND METHODS

2.1. Description of the study area

Dessie is a town in North-central Ethiopia, located on the Addis Ababa-Kombolcha-Mekelle highway in the DebubWollo zone of the Amhara region. It is found at 11008' North latitude and 39038' East longitude with an elevation between 2,250 and 2,470 meters above the sea level. Based on the 2007 national census conducted by the Central Statistical Agency of Ethiopia (CSA), Dessieworeda has a total population of 151,174, of whom 72,932 are men and 78,242 women; 120,095 or 79.44% are urban inhabitants living in the town of Dessie, the rest of the population is living at rural kebeles around Dessie. The majority of the inhabitants were Muslim, with 58.62% reporting that as their religion, while 39.92% of the population said they practiced Ethiopian Orthodox Christianity and 1.15% were Protestants.

The 1994 national census reported a total population for Dessie of 97,314 in 17,426 households, of whom 45,337 were men and 51,977 were women. The two largest ethnic groups reported in this town were the Amhara (92.83%) and the Tigrayan (4.49%); all other ethnic groups made up 2.68% of the population. Amharic was spoken as a first language by 94.89% and 3.79% spoke Tigrinya; the remaining 0.67% spoke all other primary languages reported.

2.2. Study subject

The crucial step in any case study project is selecting case study areas. The case study areas for this research were selected on the basis of the possibility for procedural replication for the study in Dessie. For this purpose, the selection process was oriented towards acquiring the richest possible data rather than gathering fully representative information for the researched phenomena. Therefore densely populated areas of the city and the condominium houses are selected.

2.3. Sample size and Sampling Procedure)

Given the available resources, the scope of the research and the importance of increasing and diversifying sample sizes, a sample size considered to be representative was taken from the case study area. A purposive sampling technique was used to select the case study areas. At the first stage, Dessie city

administration and 7 condominium sites was selected by using a purposive sampling technique. The selection of the specific urban kebeles was based on: the degree and trend of urban population expansion; the frequency and practice of compulsory land acquisition/expropriation measures implemented by the city government, and the trend of informal settlement growth.

2.4. Study Methodology

The type of methodology used to conduct the research is a case study method. This method is employed at both the qualitative and empirical levels. The study analyzed the process of urban development project using the densely populated areas as a case study. Qualitative research is done to investigate the quality of the urbanization in the study area. The study made use of both primary and secondary data sources. Primary data was collected from Interview, focus group discussion, personal observation and experience. The secondary data was collected from the various policy documents, legislations, urban development plans, strategy documents, official documents, project documents, progress reports and other relevant published and unpublished documents relevant for the issue understudy.

FGDs provide insights into how people think and give a deeper understanding of the phenomena being studied (Flick, 2009). FGDs were undertaken to validate data from the questionnaires and key informant interviews. They were also targeted to get detailed information about the ongoing peri-urbanization and the resulting land acquisition process. The opinions, attitudes, beliefs, and perceptions of participants regarding the problem under investigation could be gathered from the group discussions.

Four different FGDs consisting of 4-6 individuals were conducted at different stages of the research. The participants for FGDs were found among representatives from the local community, leaders of traditional social institutions (Idir and Iqub), local government officials and land administration experts. In order to facilitate the FGDs, a checklist was prepared with some of the predetermined open-ended questions. FGDs were led and facilitated by the researcher.

Key informant interviews were also carried out to augment and triangulate the information obtained from other data collection tools. Key informant interviews were held with peri-urban community representatives, representatives of informal settlers, brokers and urban and rural land administration experts and officials. The interview questions posed to the key informants focused on the local communities' perceptions and attitudes towards the ongoing urbanization. The interview questions were also focused on assessing the process of land acquisition for urban expansion and the challenges on the land rights of the local peri-urban communities.

Field observation was another primary data collection tool

employed for this research. Observational evidence is often useful in providing additional information on a research topic (Flick, 2009, Yin, 2003). Therefore, direct field observations were undertaken in the transitional peri-urban areas where landholders affected by the decision of expropriation for urbanization reside. Field visits were also undertaken to the informal settlement areas where unauthorized subdivision and transaction of land is prevalent. Since many respondents are illiterate, they could not provide technical information and some were reluctant to state how their plots were acquired. However, direct field observation enabled the researcher to obtain such information. A checklist for field observation purposes was prepared before the field visits. In addition, photographs showing the different events and characteristics were captured in the field.

2.5. Data Management and Analysis

As indicated below, the urban Quality of life and socialization indicators comprised of many variables that make a residential environment desirable to live. The indicators which are interrelated include housing, infrastructure, sanitation amongst others. In this study, the broad domains of urbanization examined include socio-economic characteristics of residents, and neighborhood relation. An examination of the domain is in consonance with the main thrust of the paper which focuses on urban livability at the neighborhood level while paying attention to the level of provision of infrastructure, functionality of utilities such as water, sewage, refuse collection, unsanitary living condition and overcrowding which are of paramount importance in consideration (UN-Habitat, 2008; Ibem, 2010).
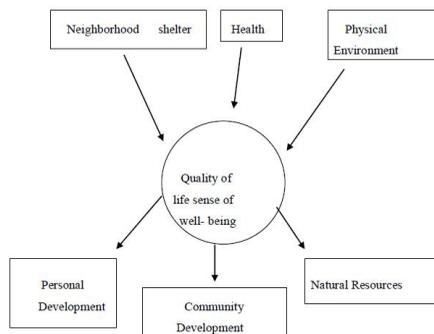

Figure1. Quality of life component (Hongbing et al., 2009)

2.6. Data Analyses and Interpretations

The study use both qualitative methods of data analysis to meet its objectives. Qualitative data collected from Focus Group Discussion (FGD), Indepth interview and Documents were analyzed using triangulation; concepts and opinion interpretation; and comparing and contrasting methods. Such data were presented in the form of text.

3. RESULT AND DISCUSSION
3.1. Issues In Urbanisation Process And Trend

As UN reported In 2015, 54 per cent of the world's population - close to 4 billion people - lived in cities. The population is expected to rise by an additional 1 billion people by 2030, when cities will contain 60 per cent of the world's population. Global demographic growth is an almost purely urban issue, with more people flocking into urban areas, settling on urban borders or along migration routes, and turning un?built land into new urban space. Examining the current conditions of cities and the pattern of urbanization in terms of its scale and pace, the challenges to shape sustainable urbanization are threefold:

1. The unfinished business of slums

The Millennium Development Goal (MDG) Target 7 is to achieve a "significant improvement in the lives of at least 100 million slum dwellers by 2020" has been exceeded. However, as urban populations grow, the numbers of slum dwellers

rise as well. Today there are an estimated 880 million slum dwellers worldwide compared to 750 million in 1996. An estimated 300 million of them are children. These children suffer from multiple deprivations; their families do not have access to land, housing or basic services. Without land rights and security of tenure, those who live in slums do not have a voice. They simply do not appear on the map. Growing in slums decreases the moral virtues of the youngsters.

In cities that shelter slum dwellers, the intra? urban disparity is especially great. Slum dweller populations will continue to grow and many countries are not prepared to address the challenge with affordable housing, basic services and security of land tenure. IN Urban cities like Dessie urbanization is accelerating often have weak or only recently?emerging planning capacities.

2. The scale and pace of forecasted urbanization, without investment planning

Between 2000 and 2030, the built?up area for urbanization is predicted to triple in developing countries in order to accommodate an urban population that is forecast to double. As revealed in the study people who earn low-income in particular has been migrating to Dessie and the city face rapid urbanization, with weak economic and institutional capacity to invest in urban development.

Frequently, the urbanization process in the city unfolds with

limited, or a lack of, control, leading to dense slums in city centers, low-density sprawl coupled with conglomerates of cellular private estates. When urbanization happens without urban planning, access to affordable services, housing, collective infrastructure and public space is limited or impossible for population groups.

In general, urban expansion in Dessie fragment the built environment, limit centrality, cut down on public space and lead to less compactness in urban form. This translates into higher expenditure costs for public infrastructure, less obvious civic engagement, an increase per capita of carbon dioxide (CO2) emissions and hazardous pollution, and a weaker private investment climate for local economic development. For children, it means unhealthy and unsafe environments, limited options for walking and playing, limited connectivity (social networks and services), uncertainty in public investment for their needs, limited life-skills training and barriers to access local economies.

3. The environmental challenge of cities

Globally, with a population share of just above 50 per cent, urban areas concentrate between 60 and 80 per cent of energy consumption, and approximately 75 per cent of CO2 emissions. As more people become urban dwellers, there will be more wealth, development standards and consumption patterns, with higher energy and resource consumption despite cities' efforts to decrease their carbon footprint. With rising urban emissions, the population around the world will be more vulnerable to the effects of climate change. Cities themselves will be especially prone to rising sea levels, increasing migration, and water and food stress. Without investment in urban resilience, the effects of climate change will push more urban households into poverty.

3.2. The Decline In Urban Quality Of Life And Neighborhoods In Dessie

Urban neighborhoods can be viewed as spatial units that might- or might not- have signi-cant effects on demographic behavior. A neighborhood might be de?ned as a type of community composed of spatially proximate individuals. When the discussion focuses on social capital, social learning, and other mechanisms through which neighborhood effects can be expressed, this community aspect of neighborhoods comes to the fore. But there may well be effects attributable to the local social-spatial environment that are due to the very lack of place-based communities. Hence, the concept of neighborhood effects encompasses two rather different in-uences on individual behavior-those stemming from local social ties and those due to their absence. The identi?cation of neighborhood with community has gone in and out of fashion in urban sociological research. In the early literature, it was argued that cities

had once been home to coherent functional "natural neighborhoods, "or"urban villages," which were ethnic communities akin to rural villages. The forces of modernization were said to have swept away many of these local, place-based social relationships and dispersed their functions among a variety of urban institutions.

Wirth (1938:2021) famously depicted the process as entailing a" substitution of secondary for primary contacts, the weakening of bonds of kinship, and the declining social signi?cance of the family, the disappearance of the neighborhood and the undermining of the traditional basis of social solidarity." In the urban way of life-or so it then appeared-place-based social ties were replaced by a spatial social relationships or by no relationships at all. This social construction of neighborhood is not a merely a subjective matter- it may well have an in?uence on the use of public services and, through services, on demographic behavior.

As the result of the FGD and literatures shows the benefits of urbanization are closely linked to modernization, civilization, industrialization, economic growth, innovation and technology. However, Dessie city is inadequately prepared for the effects of urbanization, they are invariably plagued by problems associated with this phenomenon. These include the poor housing and residential environmental quality within the fast-growing urban

settlements, which is a conspicuous manifestation of generalized poverty. In age of individualism the need to revitalize this neighborhood that are showing evidence of decay which will invariably lead to urban livability justifies the need to study the role that housing and neighborhood condition play in the quality of life of individuals and communities. This is what the study aims to achieve through good governance.

A community whose development promotes a good quality of life for everyone is one that recognizes and supports peoples evolving sense of wellbeing which includes a sense of belonging, a sense of place, a sense of self-worth, a sense of safety, and a sense of connection with nature, and provide goods and services which meet people's needs both as they define them and as can be accommodated within the ecological integrity of natural systems? (Kline, 1998).

Exploring basic quality of life: Maslow (1967) made the following list of the basic needs of human life:

- The first essential need is that the physiological needs are met-that we are able to satisfy hunger and thirst.

- The second is what we feel secure and have a place for shelter and are able to keep ourselves warm

- The third is what we feel we belong to a group or society

- The fourth is that we free to express our individual identity in some way

- The fifth is that we live in an environment that allows us to experience a sense of self-fulfillment.

The administrative Empowerment with responsibility.

As the interviewee indicated a community whose development promotes empowerment is the one every member of the society empowered with responsibilities regardless of gender and social status of the group member of the community for all urban activities . Moreover the following are raised:

1. Unequal access to urban services (citywide) - Especially in poor areas of the city neighborhoods relation, urban infrastructure and resource management mechanisms are absent, unaffordable, incomplete or weak in performance. Limited access to resources include: green space, sustainable transportation, water and sanitation services, municipal waste management, clean energy, healthy food, and Information and Communication and Technology (ICT) networks.

2. Deficiently built environments (neighbourhoods) - Poverty is concentrated in areas and neighborhoods that are economically, physically, socially and environmentally vulnerable mostly in condominium houses. The poor characteristics of the built environment, the social insecurity and the environmental vulnerability disclose the socio?economic status of a neighbourhood and its community.

3. Unequal spatial distribution of land use and urban space (the living environment) - Spaces and built environment programmes do not prioritize the needs of the urban poor or vulnerable groups such as large families, youth without parental support, children with disabilities, women and elderly. When programmes are lounched they are not designed with or for the poor and vulnerable, there is more likely to be a lack of adequate housing, space to walk and bike in the streets and public space for children. This enable the people to build illegal houses which never be conducive for life . Aside from the health hazard, residents claim their quality of life is being affected adversely as the majority of the buildings need one form of renovation or the other essentially in this day of building collapse. Indeed, the housing condition as depicted by the age and residential neighborhood characteristics of the dwelling unit affect the quality of life of each household head differently depending on the age group of the individual..

4. The drainage condition condominium and kebele houses of have poor disposal method exacerbate the flooding experience and affects the quality of life of residents making them poorer as access to their source of livelihood is frequently being hampered after a heavy down pour.

3.3. Challenge of Urbanization in Dessie Town

1. The urban population in is increasing rapidly. Estimated at only

17.3 percent in 2012, Ethiopia's urban population share is one of the lowest in the world, well below the Sub-Saharan Africa average of 37 percent. But this is set to change dramatically. According to official figures from the Ethiopian Central Statistics Agency, the urban population is projected to nearly triple from 15.2 million in 2012 to 42.3 million in 2037, growing at 3.8 percent a year. Analysis for this report indicates that the rate of urbanization will be even faster, at about 5.4 percent a year. That would mean a tripling of the urban population even earlier-by 2034, with 30 percent of the country's people in urban areas by 2028. Currently Dessie city has more than 210,000 population.

2. Rapid urban population growth may pose a demographic challenge as cities struggle to provide jobs, infrastructure and services, and housing. Infrastructure and service delivery are already undermined in the citiy by growing urban extents and by stretched municipal budgets, while formal labor markets are failing to keep up with demand for jobs which are observed during observation .The town became the risk of becoming less attractive places for people and economic activity. Moreover, constraints on rural-urban migration-including the loss of land rights for those who leave rural areas-reduce incentives to move to cities, which in the long run could slow agglomeration, reducing productivity and economic growth.

3. Lack of good Governance. Government has the responsibility to build smart urbanization,putting in place the right policies, institutions, and investments now, when incomes and urbanization levels are fairly low. City systems have to be well-equipped to provide for growing populations, so that new residents can propel higher productivity and faster national growth.

4. Reaching middle-income status of the dwellers. Ethiopia already benefits from high economic growth. Compared with other countries at similar levels of urbanization, however, Ethiopia has the lowest gross national income. Moreover, growth has been driven mainly by public investment and private consumption on the demand side, and by services and agriculture on the supply side, rather than sectors like manufacturing and industry that are associated with higher levels of productivity and employment, as well as structural transformation.

5. Weak Coordination between land use and infrastructure investment: it is vital because these systems have long lifespans and shape economic and social geography in a fundamental and path-dependent way. All this speaks to the need for data-driven policy so government plans address the reality on the ground and avoid getting locked-in to growth trajectories that are environmentally, socially, or financially unsustainable. The Government has already taken steps to make evidence-based,

informed decisions for well-managed urban growth, and this report aims to contribute to those efforts. Concerning the above issues world bank (2011) states that there are Three Big Gaps in cities like Desse : Jobs, Infrastructure and Services, and Housing Urbanization is failing to meet the demands of growing numbers of urban residents in three areas: access to jobs, infrastructure and services, and housing.

6. Formal job creation is not keeping pace with migration. Cities in Ethiopia offer migrants greater employment opportunities than rural economies. But most jobs in the city are in the informal or household sector, so waged job opportunities in urban centers are not commensurate with migration. According to the Dessie Labor and social affair bureau of all urban households more than 20 percent report having an unemployed adults. Global evidence suggests that wage employment, rather than self-employment, leads to the emergence of a middle class in developing countries.

7. The City struggling to provide adequate infrastructure and services. Despite progress over the last two decades in infrastructure and services across all urban sectors, there is still much to do, even at today's level of urbanization. Coverage for sanitation services is very low. As in many towns and cities Dessie town struggle to manage solid waste, which is often dumped into open areas of Borkena River, endangering public health..

The infrastructure challenge is more pronounced in the road sector. Currently the growing number of Population growth in city will require many-fold increase in access to meet projected demand over the next two decades, and be funded almost entirely by municipal own-source revenues. This is a problem because infrastructure and services are essential to building a strong business environment in cities, as well as making them attractive places to live and work. As is the case with employment opportunities, the challenge of providing infrastructure and services is not just to meet current levels of demand, but also that of the rapidly expanding urban populations that are set to triple over the next two decades.

8. Poor quality and often overcrowded living conditions are the major housing challenges experienced in Dessie town. In general, housing quality in Ethiopia is lower than in neighboring countries. An estimated 70-80 percent of the urban population lives in what might be considered slums, according to a commonly accepted international definition, because the units lack durability, adequate space, access to safe water and sanitation, or security of tenure. This is one of the highest rates in Sub-Saharan Africa, and higher than in most Arab countries. Around 80 percent of dwellings in urban areas are made from wood and mud (also known as chika-bet construction), while two-thirds of all urban housing units have only earthen floors,

another indication of very low-quality housing. The main drivers of the urban housing shortage are low incomes, insufficient supply of serviced land, and unrealistically high and costly standards.

3.5. Urbanization, Population Growth and social integration in Dessie

In this moment we are facing for the first time in the history of mankind a change in the numerical proportion of population, the share of global urban population overcomes the rural population as result of recent statistics realized by specialists UN are:

" 60% of the global population will live in urban areas until 2030, considering that the urban population in 1930 was 30% of the total global population - 3.3 billion people live today in urban space -

" Daily approximately 180,000 people move in urban areas - 60 million people from undeveloped countries move annually into urban spaces (urbanization has a magnitude much more pronounced than in developed countries). (http://youthink.worldbank.org/issues/urbanization), as follows:
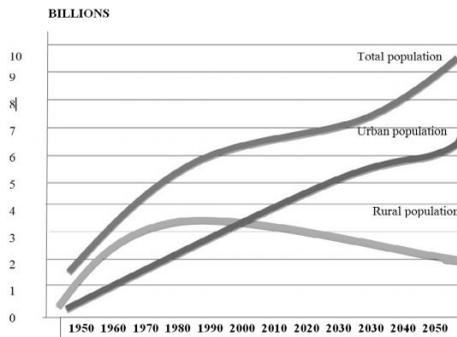

Figure 2. Global population evolution
Source: Urban agriculture and the extending process of urbanization, PhD Student M?d?lina DOCIU, PhD Student Anca DUNARINTU

To adjust this intense global urbanization is cities required to adopt the measures and conditions to provide strategic planning and sustainable long-term space measures considering the principles of sustainable development and the impact of environmental condition on the quality of life. States have different levels of development, thus facing the urbanization impact differently, less developed states being the most affected by the impact of urbanization-regarding water resources, or wealth .

As indicated by World Bank (2011) report and the f Key informants, urbanization in Ethiopia needs to be better managed so it can respond appropriately to growth.

To promote better and better-managed urbanization and meet the growing demand for jobs, infrastructure, services, and housing, a robust institutional framework is necessary to support efficient and sustainable land management, urban governance, and municipal finance. Policies and investments that fail to address these underlying institutional issues are unlikely to achieve long-lasting results. In addition, targeted sector interventions should make sure that urbanization contributes to economic growth and that cities are attractive places in which to live and work. The roles for national, regional, and urban local governments will also need to evolve as they transition from urban planning, management, and implementation to enabling and coordinating action by a growing number of stakeholders, both public and private.

First, while maintaining the public ownership of land, reform the system of land management to ease administrative and fiscal burdens, free land for development, and promote efficient urban forms. There is much scope for land administration system reform while still maintaining ownership of land by all Ethiopians, as enshrined in the Ethiopian Constitution. To start, regulations for land use planning and development can be made more efficient irrespective of the land ownership regime. This would reduce the cost of land and housing to the benefit of all households,

including lower-income groups. Lessons from Singapore and Turkey suggest that the government could gradually reposition itself as an enabler and regulator of the private sector, rather than a direct and leading provider of infrastructure and housing.

Second, strengthen local government capacity and autonomy. In deepening the decentralization process, Ethiopia would benefit from strengthening the overall capacity of local governments and the legislative functions of city councils for greater fiscal autonomy and better service delivery. Since all municipal services must legally be financed through a city's own-source revenues, urban local governments must be able to raise enough revenues and manage them efficiently, including setting rates. Federal and regional government tiers, in addition to the existing focus on mobilization of state revenues, urgently need to focus their support on municipal finance mobilization at the local government level.

Third, reform national and regional institutions to increase investment in urban development and address the wide investment gaps. This would include building the evidence base for policy discussion through regular review of intergovernmental finance, improving the transparency and rigor of accounting and budgeting, and providing incentives for local revenue collection by giving local government's greater control over state revenues in excess of budget

thresholds. Dessie town needs robust urban institutional framework by targeting all sector interventions to address specific issues and close the gaps in jobs, infrastructure and services, and housing.

Beyond these moves, creating a competitive business environment nationally is crucial for economic growth and job creation. Private sector dynamism in Ethiopian cities is low and variable. Not enough companies survive and thrive, while many city economies are dominated by small and informal enterprises. Cities must identify and invest in the factors that allow firms to expand and create new jobs, and that encourage firms to graduate, through for instance, better regulated local business taxes and access to infrastructure. Ethiopia should identify and invest in growing the "missing middle" of companies and jobs across urban areas - in other words, mid-sized firms that have the ability to sustain large increases in employment. In the short run, this will require increasing urban local governmental capacity to properly design and implement incentives for firms, especially non-fiscal ones. For instance, tax and licensing fees affecting firm start-ups and growth could increase city competitiveness if local authorities had greater institutional capacity. In the medium run, cities need better access to the main determinants of private sector growth-power, transport, and finance to connect markets and consumers. In the long run, cities need smarter regulations

for land markets to promote efficient allocation of land and resources.

Addressing the underlying issues in municipal finance and land management will provide more revenues for infrastructure investment, but there are other options for targeted interventions to close the infrastructure gap. First, increase the cost recovery in large infrastructure projects through subsidies and user fees. Second, reduce operating inefficiencies through governmental capacity building. Third, improve sector planning and utility reform by defining a clear financing strategy and delineating responsibilities among different government agencies.

3.4. Housing and Societal Interaction in Dessie

The aggravated circumstance of the housing problem is over urbanization. That is, the unbalance between the needs of the people of the city and the city's capacity to accommodate them. Above all, the inadequate supplies of new housing, due largely to rampant urban poverty, policy and administrative bottlenecks in allocation of land and tenure security, had exacerbated the situation. In general when people are forced to live in shanty area or on street, they will be exposed to adverse forms of culture deterioration. Their social interactions become also extraordinary (out of social norm), and that may lead the society and country to different kind of crises. At the same time, when people live

in clean house, the society's behavior, social interaction, living culture, economic and political outlook may improve. However the coming condominium housing, which is limited in number, has its own impact on neighborhood relations. Though it has become a distinguishing feature of the change in the city, which is not the only related change, since it goes in tandem with the overall agenda of the current government's urban policy. In fact it is assumed that the condominium housing, a low-cost housing program to address the problem for lower and middle-income groups, can even favorite a better use of urban land and create job opportunities. Yet, although the construction of condominium houses contributed to the reduction of some of the problem just mentioned, we cannot still say it has brought a significant change in resolving the housing shortage but much remains to be done in that regard.

According to FGD respondents from the selected sites, before transfer in condominium house they were living in rental homes and they use to have close relationship and celebrate holidays jointly with neighbors. Differently, such types of gathering are not practiced in condominium residential area. That may show a first change of the society attitude and mode of interaction when living condition changes. The key informants also attributed the lack of joint celebration to the high turnover rate of renters in the condominium sites. Social interactions in condominium sites are even severely affected, due to lack of proper entertainment facilities. Adults usually remain at home locking their gate and viewing DVD or CDS, music and movies from western world. In most cases, they prefer to communicate with people who came from their previous places of residence rather than with their neighbors. The problem also pertain children and modern computers games, which move them away from traditional way of life and custom.

According to the Key informants, since the dwellers came from different areas, the creation of "mahabers" (associations) by ethnic and/or religious affiliation, is not easy neither common. As many of condominium dwellers are renters, they do not consider themselves as permanent residents and they tend not to participate in social associations, such as Eddir, Eqqubs. That is a significant determinant of the poor social interaction level. During the group discussion with Yeka one site dwellers, many respondents disclosed that some renters are very careless and thrown away garbage with no or little concern. Therefore, currently compounds result indeed dirty. There are various social problems in condominium residential houses. In condominium houses for example, upper floor residents have to come to the ground level to grind coffee, if they do not have coffee grinding machine. In order to avoid going up

and down, sometimes floor residents grind coffee with traditional mechanism in their home producing considerable noise. Further all of the respondents in all sites said that it is difficult to use toilet or stay in the home when there is no water supply, circumstance highly affecting especially children and elders. The FGD participants of all sites pointed out that satellite dishes are installed on any vacant places in the compound so they are forced to keep children at home for fear of paying the cost of eventual damage. In addition to this, some people are not comfortable in sharing their verandah with neighbors, since they feel their privacy invaded.

3.6. CONCLUSION AND RECOMMENDATION

The study revealed that a significant relationship exists amongst urbanization, residential environment and the existing social integration. Since quality of urban life means different things to different researchers. It is observed that the satisfaction with neighborhood as a place to live in was influenced by social-spatial factors like jobs and good governance . Thus ,from the urban planning point of view, the research has employed the approach of assessing whether people are satisfied or dissatisfied living in their neighborhood , as well as evaluating the extent to which city has helped them either to realize their purpose, desires or thwart them. It established the fact that majority of the residents live in the city physically inadequate and residential neighborhood that is poor and overcrowded. Despite this, the study revealed that satisfaction, with neighborhood was necessarily associated with place attachment as many respondents claimed that such attributes as good neighbors and neighborly relations and feelings of neighborhood as home are the basic reasons why they will continue to live in the area irrespective of certain social and spatial qualities that are lacking in the area. This prepares the leeway to recommend certain strategies that can enhance the quality of life the people for a sustainable housing developments in all areas in the town. What is being recommended is revitalization strategy which is a variant of urban renewal which is a platform for adoption and implementation of fundamental right to sustainable housing development policy. The understanding of the pragmatic perspective of the central role that housing plays in people's live and related benefits that include well-being provides the justification for the recommendation. The way forward in implementing this policy is to revitalize the residential neighborhood of the slum community area for local health and housing sustainability through good governance.

The other recommended actions leading to improvement of layout includes organizing the street widening of roads, improvement of road infrastructure, provision of street lights for security , waste dumping site, community water

point and road mappings. Other recommended actions include enforcement of kebeles regulations to check and decrease in deterioration of existing bad structure in the neighborhood, and upgrading of neighborhood facilities in densely populated areas. This is achievable through the principles of stakeholder involvement, bottom-up approach and inclusiveness , because the increasing local autonomy will ensure ownership of project that the town's known love and tolerance culture must be projected to national and international value by keeping safe urbanization process. Hence urban neighborhoods and the the city can become attractive, safe, healthy and unpolluted, with high quality local facilities, accessibility to green space and excellent connection to other community services reinforced by public , private partnership arrangement.

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