



Provisions for and Application of Women's Entitlement for Urban Residence in Addis Ababa

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Abstract

The study aims at investigating provisions for and application of women's entitlement for urban residence in Addis Ababa. To this end a questionnaire survey was carried out to collect primary data from sample population and key informants. Document investigation involved assessment of international and regional documents as well as national constitutions, proclamations and regulations. Besides the analysis employed descriptive statistical techniques and factor analysis to identify the underlying factors. The findings of the study identified that lack of a properly tailored policy or legal framework (constitutional provisions, laws and regulations), as a major gap. On the other hand, Policy, habitability, affordability, tenure security, cultural adequacy, location & vulnerability and gender equality respectively having Eigen value above 1 are the underlying factors that affect provisions for and application of women's entitlement for housing. Both the qualitative analysis and low index score, signify very low performance (34.93 percent) proved the low level of commitment of the City's administration in meeting its commitment in the realization of women's right for urban housing. Finally, the study winds up by recommending the need for constitutional amendments, improving the performance of the city's administration with respect to the seven component factors and raise its commitment in accordance to international agreements and norms.

Key words: *Women's entitlement. Residence/Housing*

Background and Introduction

The human right to adequate housing is the right of every woman, man, youth and child to gain and sustain a safe and secure home and community in which to live in peace and dignity (UN 2012, p, 5). In 2002, the United Nations Commission on Human Rights, in its resolution 2002/49,

tasked the first Special Rapporteur on adequate housing, Mr. Miloon Kothari (India), with reporting on women and adequate housing, and decided to keep the issue of women's equal ownership of, access to and control over land and the equal rights to own property and to adequate housing on its agenda (UN, 2012).



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The UN-Habitat defines the right to adequate housing in relation to multiple aspects having different dimensions. The right to housing contains freedoms. These freedoms include: Protection against forced evictions and the arbitrary destruction and demolition of one's home; The right to be free from arbitrary interference with one's home, privacy and family; and the right to choose one's residence, to determine where to live and to freedom of movement. The right to adequate housing contains entitlements. These entitlements include: Security of tenure; Housing, land and property restitution; Equal and non-discriminatory access to adequate housing and Participation in housing-related decision-making at the national and community levels. (UN-Habitat, 2009, Fact Sheet 21, p.3)

The seven elements defining "adequacy"—i.e., legal security of tenure; availability of services, materials, facilities and infrastructure; location; habitability; affordability; accessibility; and cultural adequacy—outline the criteria necessary for housing to be judged in compliance with the Covenant. (UNCESCR, 1991, p.14)

Common misconceptions regarding the right to adequate housing include the following: the right to adequate housing does NOT require the State to build housing for the entire population; does NOT prohibit development projects which could displace people; is NOT the same as the right to property; is NOT the same as the right to land and includes ensuring access to adequate services. (UN-Habitat, 2009, Fact Sheet No. 21, p. 6-8)

At the international level, Women's entitlement for residential housing emanates from international norms. The right to housing has been recognized in numerous texts at the international, regional and national levels. The Universal Declaration of Human Rights (1948), the International Covenant on Economic, Social and Cultural Rights (1966), Conventions on the Elimination of all forms of discrimination against women (1979) and Commission on

Human Rights (2005) altogether declared the necessity of the right of everyone (including women) to residential housing and elimination of gender-based discrimination particularly against women in accessing housing. *"Globally, more than 69 countries have adopted or amended national constitutions to include elements that address the right of women to adequate housing, many of which contain explicit guarantees to the right to adequate housing."* (UN-HABITAT (2002, p.16), Regarding the recognition of the rights of women to residential housing national constitutions of Central and South American Countries take the lion's share 33.3 percent, followed by Asia 27.5, European 24.6 and African countries 14.5 percent respectively.

At regional level, major regional treaties ratified by their respective member states are reviewed. The European Social Charter (1961, revised 1996). Article 31 of the European Social Charter, revised in 1996, explicitly protects the right to residential housing. 24 member states have ratified a binding charter to promote access to residential housing, prevent and reduce homelessness and make the price of housing affordable.

All member states of the African Union have accepted the African Charter of Human and Peoples' Rights (Article 18, sub article 3, 1990) underlying the realization of right of their people to housing. Besides the member states ratified the Protocol of the African Charter of Human and Peoples' Rights on the Rights of Women in Africa (Article 16, 2003), declaring the right of women to housing, and the right of widowed women to an equitable share in the inheritance of property. The implementation of the Protocol of the African Charter of Human and Peoples' Rights on the Rights of Women in Africa is currently binding for the 21 states of the African Union that have ratified it.

Article 11, of the Protocol of San Salvador (ACHR, 1988) declares the recognition of the right of all persons in the Americas to adequate housing, live in healthy environment, and

benefit from basic public services. The same Protocol explicitly shows integration among housing, environment and basic services.

At national level, compared to the total number of countries the percentage of countries that amended national constitutions to incorporate elements that address the right of women to housing is about 34.5 percent of the world total. The Constitutions of South Africa, (*UN-HABITAT 2002*), Argentina (*1994*), Brazil (*2010*) and Portugal (*1976*) provide yet another good example of how countries have constitutionally protected the provisions, applications and women's entitlement to residential housing. They also exemplify how they delegate certain housing rights obligations to their domestic political organs. Additionally, these constitutional protections go one step further by ensuring that housing rights are addressed and protected at the local level by making these right the prerogative of regional and local programs. As such, the Constitutions of the above-mentioned countries allow for decentralization while allowing for federal oversight to ensure that regional and city administration authorities abide by minimum housing rights standards. This fact clearly denotes the effort to protect the right of women to housing in the great majority countries is not yet achieved. To sum up through the instrumentation of global and regional bodies the need for respecting and protecting the right of women to residential housing is growing despite the majority a of countries are found lacking clear policy and regulatory directions. As explained in UN-HBITAT (2014) the level of urbanization in Ethiopia is around 17 per cent, although 55 per cent of GDP is generated in urban areas and the urban economy is growing very strongly. Consequently, the urban population is growing at approximately 3.6 per cent per annum and another 42 million people are expected to reside in urban areas by 2050. This is one of the largest absolute increases in Africa and makes it vital to prepare for large-scale urban population growth.

According to the World Bank estimate (2019), total population of the country was 109,224,559 of which females account for 49.98 percent against 50.02 percent of the male population. In 2017, (MUDHCo & ECSU 2015), the projected population size of Addis Ababa (the largest city) was 3,433, 999 and expected to be over 3,990,306.84 with a 5.4 percent rate of growth per year by 2020 of which females account for 50.61 percent and males 49.70 percent of the city's population. Apart from this the balanced male and female population in both cases signifies the need to consider the social, economic and political role of females is quite significant. This situation by itself forces to investigate provisions for and application of women's entitlement for urban residence in the City as a vital issue to be dealt with.

Thus based on Addis Ababa's international and national experiences and proportion of female population from the total it is found essential to assess constitutions of different governments, proclamations and regulations whether they are tailored to meet the need of women particularly access to urban residence. Besides whether the City Administration is able to meet its obligations to respect, protect fulfill and identify factors that affect provisions for, application and women's entitlement for urban residence remains a major problem that seeks solution. The study focuses on the following specific objectives of assessing the policy or legal framework (constitutional provisions, laws and regulations) as to how it is tailored to meet the right of women to residential housing, identifying factors that affect the provisions, for and applications of women's entitlement for urban residence in the City and evaluating the level of commitment of the City Administration to meet the obligations to respect, protect and fulfill women's entitlement for urban residence.

Research Methodologies

Description of Study Area

This study covered Addis Ababa city administration and all public sector organs at the

federal level. Based on the theme of the research the study population is exclusively includes only women employed at Addis Ababa city Administration and federal executive organs. The first reason is it is easy to get sample women respondents and second, despite differences in their level of education women working in the mentioned areas are educated and are believed to have a proper understanding of the issue and honestly respond to the questionnaires and interviews. Accordingly, data from both collected excluding the Ministry of Defense which is exceptional in its organizational setup and mission.

Study Approach/ Design

The study employed both qualitative and quantitative research techniques to explore the provisions, applications and women's entitlements to residential housing in Addis Ababa.

Qualitative Design

The qualitative research method drew information from documents (constitutions, proclamations, regulations and City Charter) and key informants, who are working at the federal and Addis Ababa city levels. A total of 42 key individuals representing their respective offices were selected for key informant interviews. These key informants, among other qualifications, include high /mid-level officers. A broadly open-ended key informant interview checklist employed to generate data in this way.

Quantitative Design

The quantitative data collection tools and analysis such as survey questionnaire and descriptive statistical techniques as well as factor analysis are applied to identify and explore factors. The quantitative research method is employed to identify and define the major and significant factors affecting provisions, applications and women entitlement for residential housing in the City. In a nutshell, the quantitative research phase carried out in concomitant / parallel with qualitative research phase and finally a thorough triangulation of data and analysis made on the two sources of

data –quantitative and qualitative. Thus, the study employed a mixed method research methodology of a concurrent triangulation design. In the concurrent mixed method design the qualitative and quantitative data are collected side by side (Creswell, 2009). This is best portrayed by the following diagrammatic representation.

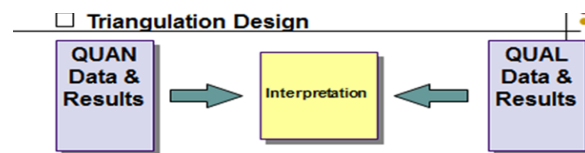


Fig.1 Source: Creswell, 2009

Sample Size and Sampling Procedure

Pertinent to the subject under investigation, both purposive and random sampling techniques are used to draw representative samples. Accordingly, purposive sampling is employed as convenient to select officials for the key informant interview. On the other hand, random sampling technique employed to select sample respondents for the survey.

Methods of Data Collection

To generate quantitative data the study used survey design where sample respondents are drawn using appropriate scientific method. To achieve this standard questionnaire used. Based on this from the core public sector offices and Addis Ababa city administration pertinent information collected regarding the provisions for, applications of women's entitlement for residential housing.

Sample Size:

For the quantitative part of the survey the sample size is determined using population proportion formula with 95% confidence interval, using the following assumptions and parameters: The estimate of proportion of adequacy of housing as 50%, with 5% margin of error. Hence, the following formula is applied to calculate the sample size. – (Cochran 1995)

$$n = \frac{Z^2 p(1-p)}{d^2} = 384$$

Where:

n = required sample size

p = proportion of respondents with the population of interest, which is 50%

$1-p$ = the proportion of the remaining population proportion 50%

Z = Confidence limit, which is usually at 95% level or 1.96

d = Margin of error level estimated as 5% or 0.05.

A total of 384 women are taken as sample population from Addis Ababa City

Administration and Federal Executive Organs.

Then the number of female employees is divided by the total female population and multiplied by the total sample size to identify the proportion of sample size from each executive organ. The distribution of sample size and key informants with respect to each executive organ is presented in Table - 1. Finally a simple random and purposive sampling procedure employed to extract the desired sample population from their respective organs.

Table -1: Distribution of Sample Size in Federal Executive Organs including Addis Ababa.

No.	Federal Executive Organs	Female pop.	Sample	Collected	KI
1	The Ministry of Peace	141	10	10	2
2	The Ministry of Foreign Affairs	315	21	21	2
3	The Ministry of Finance	405	27	25	2
4	.The Attorney General	520	34	34	2
5	The Ministry of Agriculture	390	26	25	2
6	The Ministry of Trade and Industry	394	25	25	2
7	The Ministry of Innovation and Technology	127	8	8	2
8	The Ministry of Transport	405	27	27	2
9	The Ministry of Urban Development and Construction	114	8	8	2
11	The Ministry of Mines and Petroleum	149	10	10	2
12	The Ministry of Education	198	13	13	2
13	The Ministry of Science and Higher Education	97	7	7	2
14	The Ministry of Health	421	28	28	2
15	The Ministry of Women, Children and Youth	275	18	18	2
16	The Ministry of Labor and Social Affairs	175	12	12	2
17	The Ministry of Culture and Tourism	298	20	20	2
18	The Ministry of Revenues	405	27	27	2
19	The Civil Service Commission	182	12	12	2
20	The Ethiopian Broadcasting Authority	77	7	7	2
21	Addis Ababa City Adm..	318	21	21	2
	Total	5725	384	381	42

Source: Federal Civil Service Commission

KI: key Informant

Data Type and Sources

Both primary and secondary sources of data are utilized for conducting the study.

Primary Sources: include

Questionnaire Surveys: As indicated in Table-1 out of the planned 384 sample women 381(99.2 percent) women staff successfully responded. Thus the assessment of factors influencing provisions for and applications of women's entitlement for residential housing is based on the responses of these respondents.

Key Informant Interviewers: A total of 42 (100%) key staffs or women high ranking officials in their respective organizations were interviewed to collect detail information on the right of women in relation to national policy and the City's Charter.

Secondary Sources: include

Global sources: include worldwide Declarations, Conventions, Covenants and treaties.

Regional sources: include Continental Charters, Protocols, Conventions and agreements.

National sources: include Constitutions and Proclamations of different countries.

Domestic sources: include assessment of Constitutions and Proclamations implemented under different regimes in Ethiopia.

Instrumentation, Data Processing and Data Analysis

The main theme of this research is to assess how provisions for and applications of women's entitlement for residential housing is entertained in Addis Ababa. The data analysis is based on first; identifying pertinent articles contained in international and regional agreements or treaties, and constitutional provisions of countries regarding women's entitlement for housing; second in the case of Addis Ababa too the analysis is also based on identifying articles stipulated in the constitutions, proclamations,

regulations and the City Charter to assess the right of women to housing.

The data analysis technique employed comparison of countries that incorporate articles regarding the right of women to adequate housing in their respective constitutions. This is believed to evaluate the constitutions (Ethiopia), Charter and proclamations of Addis Ababa under different regimes. Similarly the identified articles are compared to provisions obtained from international, regional and national documents to investigate the position of Addis Ababa in meeting its obligations to respect, protect and fulfill the provisions for and applications of women's entitlement to residential housing.

Data collected using questionnaire survey first tested for its reliability before making any further analysis. The popular methods of checking reliability, such as Cronbach Alpha method are applied. Thus the quantitative data analyzed using Statistical Package for Social Sciences (SPSS). The analysis involved descriptive statistics such as frequency, percentage mean values, and factor analysis that includes Index Score, Total Variance Explained (Eigen value & Scree Plot), Labeling Factor Scores Syntax based on mean score using table and radar graph obtained from a five point Likert scales.

Results and Discussion

Socio-economic and Demographic Characteristics

The response rate for educational status indicates 73.5percent are first degree holders, 10 percent second degree holders and 15.7 percent are diploma holders. Regarding religious affiliation Orthodox Christians constitute the majority 75 percent followed by Protestant 15 percent, Muslim 7.1 percent, Catholic 1.5 percent and others 0.9 percent respectively. Besides, 82.9 percent of women employees have service year less than 10 years

while 17.1 percent have service year above 10 years.

Constitutional and Legal Provisions for Women's Access to Housing

Does the policy or legal framework (constitutional provisions, laws and regulations) tailored to meet women's entitlement for urban residence?

In this part intra constitutional analysis of provisions and inter constitutional comparison regarding women's access to housing in Addis Ababa are presented.

Constitution of the Imperial Government

Imperial Ethiopian Government Constitution of 1931; contains 55 articles but no provision regarding the right of women and other vulnerable social groups to social services, education, health and housing. The 1955 Revised Constitution contains 135 articles although improvements made on the content of the 1931 constitution regarding women's access to housing no difference observed between the two. Both constitutions fail to incorporate provisions regarding the right of women to housing and other needs.

Constitution of the People's Democratic Republic of Ethiopia (1987)

Article -36

- 1. In the people's Democratic Republic of Ethiopia women and men have equal rights.*
- 2. The state shall provide women with special support particularly in education, training and employment so that they may participate in political, economic, social and cultural affairs on an equal basis with men.*
- 3. The state shall ensure that appropriate measures are progressively taken for women to be provided with health, services, suitable working conditions and adequate rest periods during pregnancy and maternity.*

The constitution of the People's Democratic Republic of Ethiopia is found better than that of the imperial one in considering the equality of women to men. But both sub - articles 2 & 3

miss the most important and inalienable element that is housing.

The Constitution of the Federal Democratic Republic of Ethiopia. 1995

Rights of Women (Article 35)

Sub-article 1, Women shall in the enjoyment of rights and protections provided for by this

Constitution, have equal right with men.

Sub article-2, Women have equal rights with men in marriage as prescribed by this constitution.

Sub-article 4, the state shall enforce the right of women to eliminate the influences of harmful customs. Laws, customs and practices that oppress or cause bodily or mental harm to women are prohibited.

Sub-article 7, Women have the right to acquire, administer, control, use and transfer property. In particular, they have equal rights with men with respect to use, transfer, administration and control of land. They shall also enjoy equal treatment in the inheritance of property.

- Provisions in sub-articles 1 & 2 of the FDRE (1995) constitution are the same to that of sub-article 1 of the PDRE (1987) regarding equal right of women to men.
- Sub-article 4 of the FDRE constitution gives special attention to the elimination of harmful customs and practices that oppress or cause bodily or mental harm like domestic abuse against women which is not the case in the previous two constitutions of the Imperial and the PDRE regimes.
- Sub-article 7 stipulates that women have equal right with men regarding property and land. Although the article is clear regarding land the issue of housing is not clearly indicated. The term property is a generous term including a wide range of properties. On the other hand the country has separate land policy based on the lease system excluding housing.
- The same article provides a generalized explanation of equal treatment in the inheritance of property; but the explanations

fail to define property explicitly particularly housing.

Constitutional/Legal provisions versus Freedoms and Entitlements

In this part the analysis explores freedoms and women's entitlements to housing based on the current constitution of the country i.e. FDRE, 1995, and Proclamation No.1097/2018 that provides Definition of Powers and Duties of the Executive Organs of the Federal Democratic Republic of Ethiopia.

Freedoms:

- ***Protection against forced evictions and the arbitrary destruction and demolition of one's home:*** no constitutional provision is made to protect the right of women from forced eviction and demolition of homes in Ethiopia.

- ***The right to be free from arbitrary interference with one's home, privacy and family:*** this issue is well addressed in Proclamation No.1097/2018 that defines powers and duties of the ministry of Women, Children and Youth as follows: ... *in collaboration with the relevant regional government organs and other relevant bodies, design techniques necessary to implement the constitutional protection given to the family as the fundamental unit of society; follow up implementation of same.*(FDRE,2018)

Entitlements:

- ***Security of tenure:*** So far no explicitly stated provision regarding security of tenure but article 40, sub-article 8 of the FDRE Constitution (1995) stipulates that "*without prejudice to the right to private property, the government may expropriate private property for public purposes subject to payment in advance of compensation commensurate to the value of the property.*"

- ***Housing, land and property restitution:*** No explicitly indicated provision regarding the restoration of real property to the rightful owners in the constitution of Ethiopia except Article 40, sub article-8, which explains about *compensation*.

- ***Equal and non-discriminatory access to adequate housing:*** Practically no explicit provision regarding women's access to housing in the FDRE Constitution, of 1995.

- ***Participation in housing-related decision making at the national and community levels:*** As indicated in Proclamation No.1097/2018 out of eighteen powers and duties provided none of them mention about women's role in decision making regarding the application of women's entitlement for housing.

Major Problems in the Provision for and Application of Women's Entitlement for housing

What are the factors that affect provision, for and applications of women's entitlement for urban residence in the City?

Summary of the main problems arising from key informant's interview are the following in relation to laws, socio-cultural factors, economy and lack of proper knowledge and awareness.

- ***Lack of constitutional guarantee, policy and legal procedure:*** constitutes for 64.3 percent that is essential to assure the Provision for and Application of Women's Entitlement for housing is the major setback.

- ***Socio-cultural Practices:*** accounting for 95.2 percent. Religion based male dominance, back ward cultural practices, prohibiting the right to inheritance in some cultures, and limiting women to raising children only are some of the major socio-cultural problems adversely affecting women.

- ***Economic dependency & lack of awareness:*** largely the economic status of women in the City is low and made them vulnerable to all sorts of problems particularly housing. Lack of proper knowledge/awareness about provisions included regarding women's entitlement for housing and failure to identify constitutional gaps accounts for 26.2 percent.

What Should Be Done?

Key informants were asked to give response on what should be done to enhance the provision for and application of women entitlement for housing in the city. The responses collected were themed and categorized. The most recommended strategy to enhance the provision for and application of women entitlement for housing is preferential treatment for women accounting for 83.3 percent of the respondents followed by improve women's economic status & facilitate housing finance 50.0 percent, ensure women's equality & implement comprehensive awareness creation 47.6 percent introduce pro women new policy, laws and regulations 42.9 percent, and enable women to leadership position & encourage their political participation 23.8 percent respectively.

Index score, Total Variance Explained and Factor Score Analysis

Table 2 the number of counts of each scale,

Likert Scale	Responses		Percent of Cases
	N	Percent	
Disagree	4370	36.1%	1147.0%
Strongly Disagree	2951	24.4%	774.5%
Neutral	1817	15.0%	476.9%
Agree	2016	16.7%	529.1%
Strongly Agree	938	7.8%	246.2%
Total	12092	100.0%	3173.8%

Index score for Provisions for and Application of Women's Entitlement for Urban Residence =

$$(SA + A) / (SA + A + D + SD - N) * 100$$

$$= \frac{2016 + 938}{2016 + 938 + 4370 + 2951 - 1817} * 100$$

$$= \frac{2954}{8458} * 100$$

$$\text{Index score} = 34.93\%$$

The statistical analysis mainly employed index score, Total Variance Explained and Factor Score Analysis to identify the underlying factors that affect provisions for and applications of women's entitlement for housing in the City.

Index Score

Literature on Provisions for and Application of Women's Entitlement for Urban

Residence suggest computing total index score by dividing the sum of all 'strongly agree' and 'agree' by the overall sum of 'strongly agree to strongly disagree' minus 'neutral' and multiply by 100. The researcher used SPSS 'Count Values with Cases' function to do this. The number of times for each value for each respondent for all the 32 items in the scale and then summing up the result as shown below:

The UN-Habitat (2018) identifies four stages of housing rights index scores and their implications. They are 100% score – The ideal scenario: full realization, 70-80% - Progressive performance, 50-60%- Moderate performance and below 50%- Weak performance in the realization of the right to adequate housing. As perceived by the respondent women *Provisions for and Application of Women's Entitlement for Urban Residence* in Addis Ababa is 34.93percent which is below 50 percent signifies very weak performance according to the UN-Habitat (2018) Housing Rights Index. Thus, it is likely that this city has severe

bottlenecks for the provision and women's entitlement for housing.

4.6.1 Total Variance Explained

With 32 input variables each component has a quality score called Eigen value. In this case only compounds with high Eigen value are likely representing a real underlying factors so what is a high Eigen value? A common rule of thumb is to select component whose Eigen value is at least 1. Applying this simple rule in the table below answers the second research

question i.e. what are the factors that affect provision for and application of women's entitlement for urban residence in Addis Ababa? The 32 variables seem to measure 7 underlying factors. This is because only components having an Eigen value of at least 1 are found strong. The other components having low quality scores are not assumed to represent real traits underlying the 32 questions. Such components are considered Scree as shown by the line chart below.

Table-3 total variance explained

Total Variance Explained									
Comp onent	Initial Eigen values			Extraction Sums of Squared Loadings			Rotation Sums of Squared Loadings		
	Total	% of Variance	Cumul. %	Total	% of Variance	Cumul. %	Total	% of Variance	Cumul. %
1	10.935	34.170	34.170	10.935	34.170	34.170	6.826	21.332	21.332
2	1.892	5.912	40.083	1.892	5.912	40.083	2.772	8.664	29.996
3	1.611	5.033	45.116	1.611	5.033	45.116	2.483	7.760	37.756
4	1.349	4.216	49.331	1.349	4.216	49.331	2.287	7.146	44.902
5	1.160	3.624	52.956	1.160	3.624	52.956	1.846	5.770	50.672
6	1.123	3.508	56.464	1.123	3.508	56.464	1.534	4.794	55.466
7	1.001	3.127	59.591	1.001	3.127	59.591	1.320	4.125	59.591
8	.936	2.926	62.518						
...									
32	.215	.673	100.000						

Extraction Method: Principal Component Analysis. visualized the Eigen values (quality scores) as

As indicated in the table above the *policy* component is the strongest of all components with 10.9 total and accounting for 34.17 percent of the total variance explained followed by *habitability*, *affordability*, *tenure security*, *cultural adequacy*, *location & vulnerability* and *gender equality* respectively having Eigen value above 1 in descending order. The Scree Plot

shown below. The first 7 components have Eigen values over 1 and are considered "strong factors". After that component 8 and onwards the Eigen values drop off dramatically. The sharp drop between component 1 – 7 and components 8 – 32 strongly suggests that 7 factors underlie the second research question (fig.2).

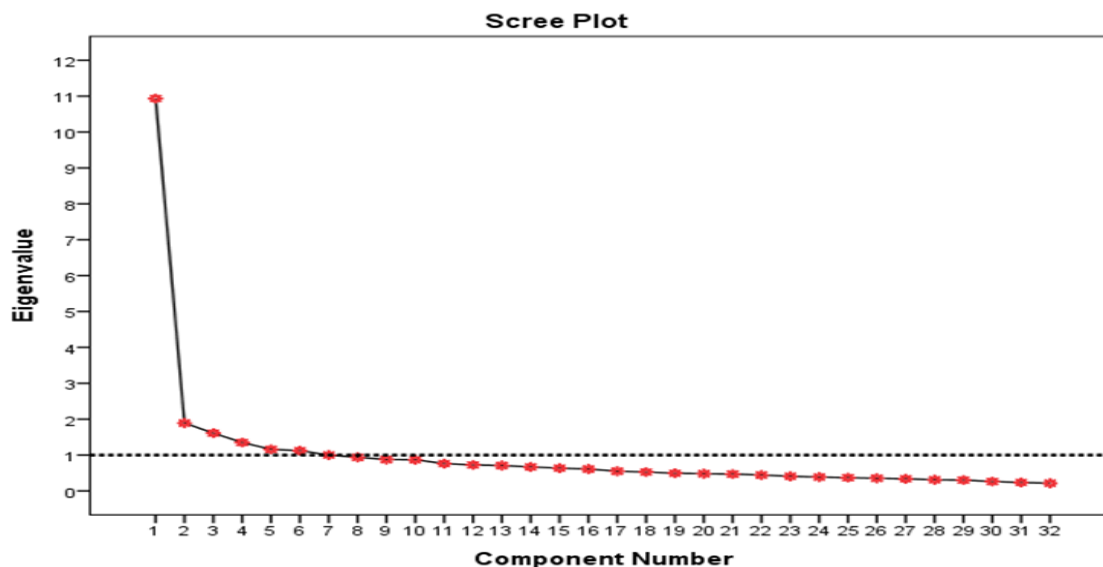


Fig.2

Computing and Labeling Factor Scores Syntax

As shown in the table below the 32 variables are regrouped and labeled. Following this factor scores are computed as means over variables

measuring similar factors. Such means tend to correlate almost perfectly with real factor scores. In the light of this the variables indicated in table: 6 are labeled in to seven factor scores syntax as shown below.

Table:4 SPSS Factor Analysis, Rotation Method: Promax with Kaiser Normalization

Rotated Component Matrix ^a							
	Component						
	1=policy	2=Habitability	3=Affordability	4= tenure security	5=cultural adequacy	6=location & vulnerability	7=Gender equality
25 Policies and measures adopted to ensure/ encourage women participation	.72						
32 There are other innovative mechanisms such as self-help groups	.72						
23 Laws and policies exist to facilitate access to information	.72						
30 There are remedies and legal aid available for women	.68						
29 Measures have been adopted to ensure physical and mental security	.68						

Rotated Component Matrix ^a							
	Component						
	1=policy	2=Habitability	3=Affordability	4= tenure security	5=cultural adequacy	6=location & vulnerability	7=Gender equality
27 Housing laws and policies expressly protect, promote and fulfill	.67						
22 The State effectively safeguard the right of women	.66						
26 Women are sufficiently represented in housing policies and planning process	.65						
24 Women have regular access to such information and benefiting from them.	.64						
31 There are measures adopted to ensure equal access of women to judicial	.62						
21 The State effectively safeguard the right of women	.61						
28 Special measures adopted in resettlement process	.59						
15 Provide protection from natural elements, structural hazards		.72					
14 Provide needed space to live in dignity and peace.		.65					
13 Laws and policies have been adopted to regulate environmental degradation	.	.56					
16 Measures and policies have been adopted to guarantee equality	.	.55					

Rotated Component Matrix ^a							
	Component						
	1=policy	2=Habitability	3=Affordability	4= tenure security	5=cultural adequacy	6=location & vulnerability	7=Gender equality
12 Laws and policies that regulate the habitability of housing		.48					
6 Women and female-headed households enjoy equal access		.43					
9 Policies and measures have been adopted by the State			.70				
10 There Is a national definition of 'affordability' of housing			.70				
8 Women enjoy equal access to housing finance.			.58				
7 There are subsidies and/or different pricing mechanisms			.54				
4 Measures have been adopted to give full protection against forced eviction,				.74			
3 Government guarantees security of tenure to women?				.73			
5 Policies and measures have been adopted				.48			
20 Women have the right to self - determination in relation to housing.					.63		
19 Women from all cultural, ethnic, religious or other background enabled					.53		
17 Women face any particular constraints in						.72	

Rotated Component Matrix ^a							
	Component						
	1=policy	2=Habitability	3=Affordability	4= tenure security	5=cultural adequacy	6=location & vulnerability	7=Gender equality
accessing services and resources							
2 Lack of secure tenure contributed to situations of VAW?						.70	
11 Un-affordability of housing contribute to women's vulnerability to VAW						.55	
1 women enjoy equal tenure and property rights regardless of their civil or other status							.63
Extraction Method: Principal Component Analysis. Rotation Method: Varimax with Kaiser Normalization.							
a. Rotation converged in 16 iterations.							

Table-5 Main factors by Mean Scores

Descriptive Statistics					
	N	Minimum	Maximum	Mean	Std. Deviation
Policy	381	1.00	5.00	2.18	.87
Habitability	381	1.00	5.00	2.07	.80
Affordability	381	1.00	5.00	2.15	.89
Tenure Security	381	1.00	5.00	2.15	.90
Cultural_Adequacy	381	1.00	5.00	2.51	1.14
Location & Vulnerability	381	1.00	5.00	3.68	.92
Gender Equality	372	1.00	5.00	2.11	1.17
Valid N (listwise)	372				

The table above and the radar graph below show how the factors are interpreted. The mean values of all except location & vulnerability are below 3, generally low. The Radar Graph visualized the distribution of mean scores of the seven labeled factors. Because they are computed as means, they have the same 1 – 5 scales as input variables. This allows us to conclude that: ‘Location and Vulnerability’ is rated better (roughly 3.68 out of 5 points) and

‘Habitability’ is rated worst (roughly 2.07 out of 5 points).

What is the level of commitment of the City Administration to meet the obligations to respect, protect and fulfil the right of women to residential housing?

With respect to qualitative analysis no explicitly written provisions regarding women’s access to housing in the Imperial, the *Derg* and FDRE Constitutions, Proclamations and regulations; Protection against forced evictions

and the arbitrary destruction and demolition of one's home, Security of tenure and restoration of real property to the rightful owners in the constitution. On the other hand, the quantitative analysis also disclosed extremely low index score (34.93%) and mean scores below 4 of the seven factors. Both the qualitative and

quantitative analysis presented in Part –IV signify very low performance to meet its commitment to respect, protect and full fill women's entitlement for urban residence.

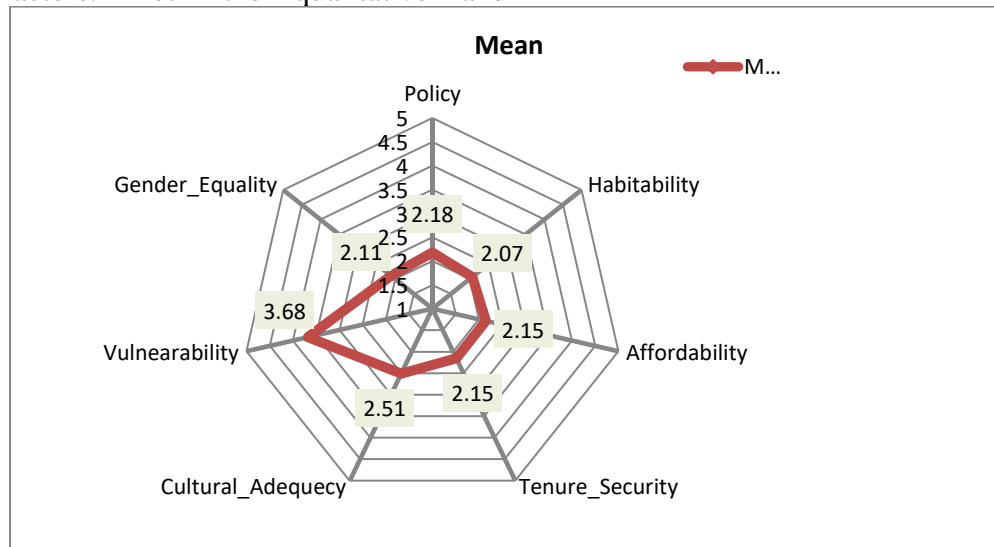


Fig.3 Radar graph

Conclusion and Recommendations

Conclusion

The study evaluated constitutions of three regimes and analyzed data collected from key informants and sample women included in the field survey. Based on these the study produced the following findings.

The inter-constitutional comparison of provisions under the three successive regimes discloses no exclusive and explicit provision made in the constitutions indicating Provisions for and Application of Women's Entitlement for Urban Residence. The assessment made based on constitutional provisions, laws, regulations, freedoms and entitlements all together proof that the City administration lacks a properly tailored policy or legal framework as to how to meet Provisions for and Application of Women's Entitlement for Urban Residence.

As indicated in Table- 3 the policy component is the strongest of all components with 10.9 total and accounting for 34.17 percent of the total

variance explained followed by habitability, affordability, tenure security, cultural adequacy, location & vulnerability and gender equality respectively having Eigen value above 1 in descending order. Therefore components 1 – 7 strongly suggest that the 7 factors are the underlying factors that affect provisions for and application of women's entitlement for housing in the city. Besides the mean score analysis indicated in Table – 5 shows that mean values of all factors except location & vulnerability are below 3. Both the index score and mean scores of the seven factors together indicate the necessity to design and implement housing and urban policies that will improve performances with respect to the mentioned factors. Finally, both the qualitative and quantitative analysis particularly the low index score, signify very low performance (34.93 percent) on behalf of the city administration to meet the commitment to respect, protect and fulfill women's entitlement for urban residence.

Recommendations

Based on the findings the study recommends the following.

- **Constitutional amendment:** Incorporate article/s in order to show explicitly the right of women to housing.
- **Improve performance:** the low index value and mean scores call for the necessity to design and implement housing and urban policies that will improve women's access to housing and improve the performance of the city administration with respect to the seven factors.

Meet Commitment: Addis Ababa is the capital city of Ethiopia and in turn Ethiopia is a founding member of the UNO, AU and signatory of many international agreements. Thus the City Administration is expected to meet its commitment to respect, protect and fulfill towards the full realization of the provision for and application of women's entitlement for housing in accordance with international norms and agreements.

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