



# Architecture & Dwelling

TU DELFT | FACULTY OF ARCHITECTURE AND THE BUILT ENVIRONMENT  
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## GRADUATION REFLECTION

Master of Architecture, Urbanism & Building Sciences

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### Affordable Housing for Sustainable Development in the Global Urban South - Addis Ababa

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### Condominium 3.0:

Reinventing Addis Ababa's Mass Housing Projects to Balance the Needs of the City and their Low-Income Dwellers

## Research/Design

In the design studio, research was first done on various social housing and affordable housing projects around the world. This was meant to give us precedent for our future designs. The project I studied was Dar Lamane in Casablanca, Morocco. I even had a chance to visit this project in my free time and I do think that in the end it strongly influenced my design by informing me about scale, amenities and user appropriation. I also learned from other students case studies about successful methods of user appropriated designs comonlly refered to as incremental housing which is also an aspect present in the final result of my design process.

The next step was to develop a problem statement and in this stage i focussed on alternative methods for combating the affordable housing crisis, specific to Addis Ababa and to developo convivial communities there where there is a big issue with rurual-urban migration and severe housing shortages in the city. This is when I started to focuss on the condominium block, which is the cities current method of dealing with these issues. It doesn't take long to see, that this solution brought with it its own issues including the displacement of lower income citizens and their communitis. This led to research on the balancing of efficiency (the condominium) and resilience (the sefer communities).



In visiting Addis Ababa we came to have a deeper appreciation for both the sefer communities (slums) being eradicated and even for the condominiums. I could see the beauty in the efficiency and density of the condominiums but also in the resilience and informality of the sefer communities. I did extensive research on the Geja sefer leading to an understanding of how the lower class lives, how they build their houses and form their communities and how they conduct their business and daily affairs. In my head the fact remained that the condominium typology was being developed at such an alarming rate and so heavily invested in by the city that the best way to move forward would be to create the next step in the condominium which would adress the issues of displacement, affordability, subsidization and conviviality. These points have been made throughtout the design process and the final outcome is held as the next version of the condominium where the new version is always compared to the former.

This focuss on the condominium typology was also aided by conducting my history thesis on the topic, and enhancing my scale of understanding to inform my design project

### *P2 Research Question*

*How can the Integrated Housing Development Program be altered in order to meet the needs of both low and middle-income inhabitants and minimize the displacement of citizens from informal settlements allocated for redevelopment?*

### *P2 Hypothesis*

*This will be possible by altering the masterplan of the IHDP to include typologies suited for the residents of the existing sefers and developing through smaller selective stages.*

Since the P2 the design developed to make it more adaptable to not only a new development but as additions to the existing areas of condominiums making it adaptable to both the areas researched, the condominium developments and the Geja sefer. I believe my design is a direct product of my research and because of that a realistic solution to the problem.

### **Project/Studio Theme**

The studio's aim was to contribute answers to rethinking the current systems of affordable housing production in the Global Urban south where there is exponential growth in urban population with no real sustainable solution. Specifically we were tasked to develop a collective knowledge base of spatial strategies and design methods to provide affordable housing in Addis Ababa:

*The studio will dedicate particular attention to the entwined relation between housing design and questions of demography, density, income generation, land ownership, waste management and building technology, to name but a few of the most important issues. The studio will stimulate the development of design methods and strategies, which can enhance the creation of a more inclusive, vivid and resilient urban territory, exploring feasible and affordable solutions to bridge the divide between housing and the collective space.*

I believe that my project directly answers this question by creating a sustainable approach which addresses the issue of density and income generation among others and creates more inclusive and resilient (convivial) communities.

After five years of this studio running, I was still able to develop a new approach which I believe to be the most feasible and affordable solution and yet can work simultaneously alongside some of the other great projects in this collective knowledge base.

### **Personal/Studio Approach**

The method and approach of the studio included the research seminars and tutorials which, as earlier stated provided me with the foundation of this design strategy. Personally I would have liked to prepare more for the trip to Addis Ababa and put more attention on the workshop there on top of the extensive site documentation.

### **Context**

I have always considered my project within the wider social context. Before encountering this studio I wanted to work with the adaptive reuse of mass housing typologies to create more convivial communities. In that sense I think that this approach is not only applicable to affordable housing projects in the Global Urban South but also to existing projects around the world. The existing Condominium Typology is reflective of mass housing projects around the world and my projects looks to make sure that the negative connotations of the typology do not repeat themselves.

