



Mpazi Rehousing Project: Evaluation Survey

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Introduction

In 2020, the City of Kigali with SKAT assistance started series of evaluation of the housing and living conditions of Akabahizi cell in the aim to understand how the cell residents would be affected by the City plan of upgrading informal settlements by ensuring that the people residing in them are offered a place in the modern villages.

The City of Kigali relocated the residents for a few months and the construction is under going, the first Block has been completed and some beneficiaries already live in it.

Objective

The objective of this survey is to get feedback from the residents of the new block on how they feel the rehousing process went, collect their opinions on the units as well as their level of satisfaction. This will inform future resettlements and ensure better collaboration between the City of Kigali and beneficiaries in the future.

Methodology

For this assignment we did a survey of 11 households using a questionnaire with specific questions that guided us in understanding their satisfaction with relocation.

The questions were developed by SKAT team building on questionnaires used in past socio economic survey and new questions were added. The answers were analyzed using excel formulas.

Field work

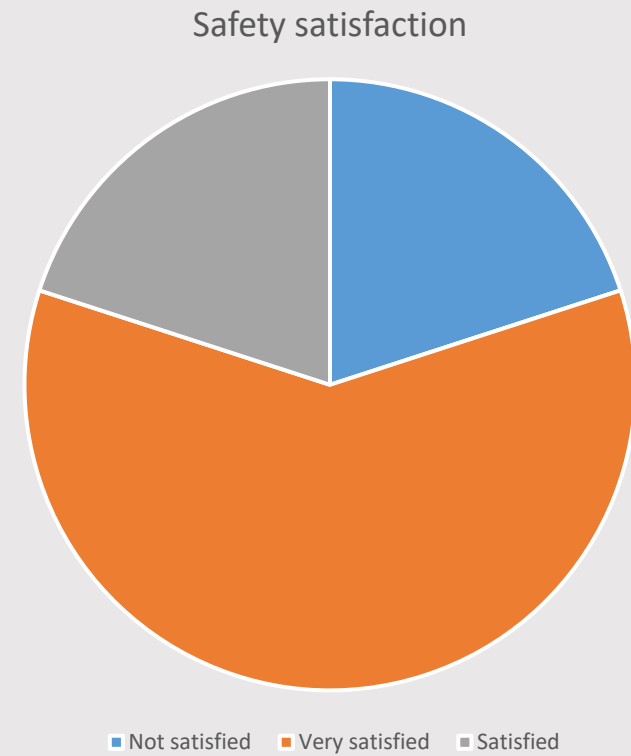
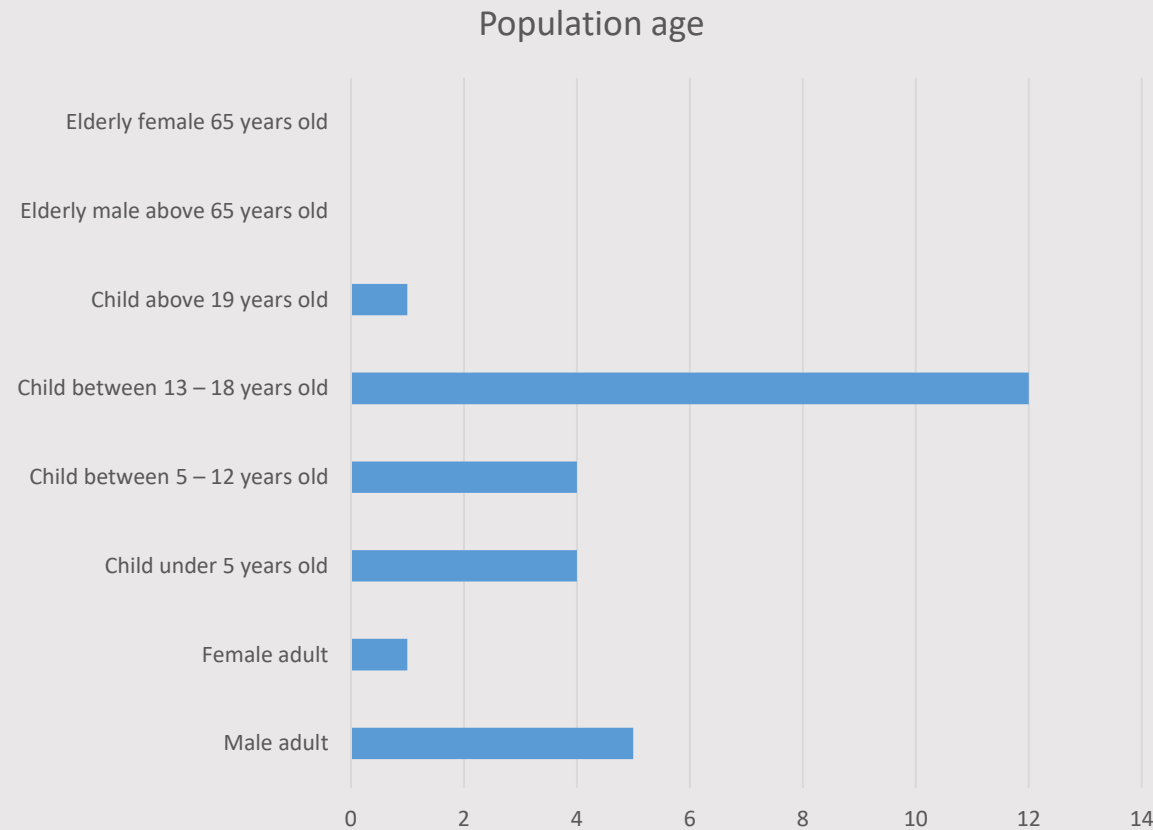


ON 08TH MARCH WE CONDUCTED A SURVEY ON THE RESIDENTS OF THE NEWLY BUILT UNITS LOCATED IN MPAZI. WE MET WITH THE OWNERS AND TENANTS AND COLLECTED THEIR VIEWS ON THE UNITS AND ASSESSED THE LEVEL OF SATISFACTION OF THE RESIDENTS.

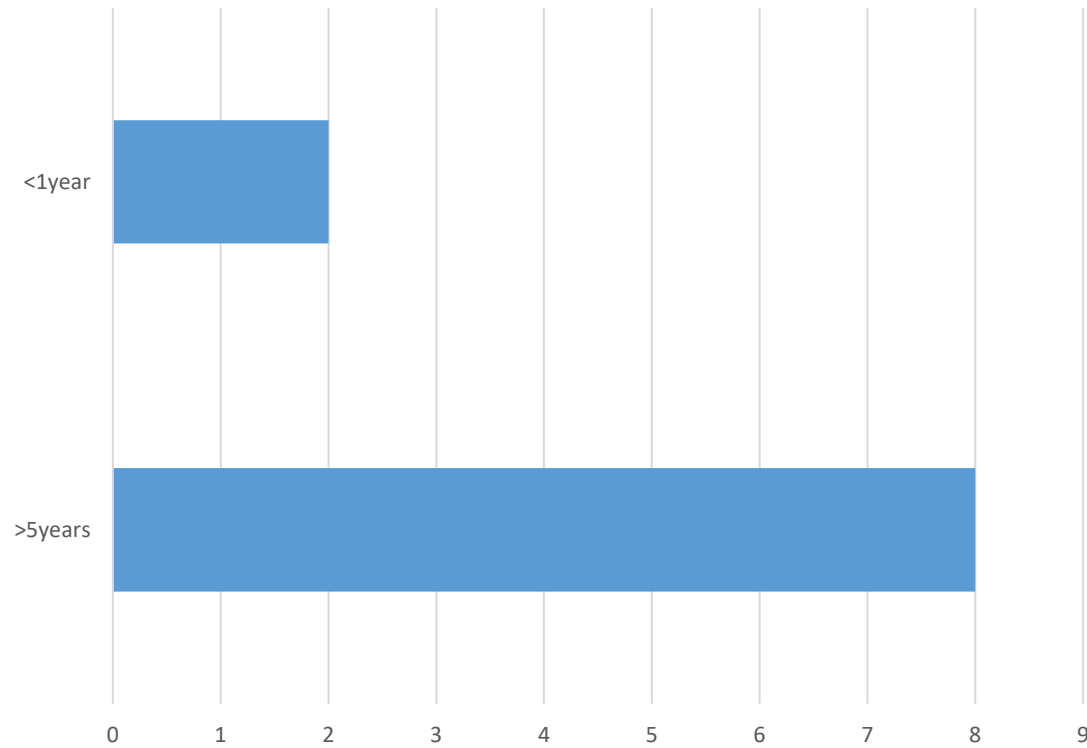


THE DISCUSSIONS TOOK PLACE AT THEIR PLACE OF RESIDENCE IN GITEGA.

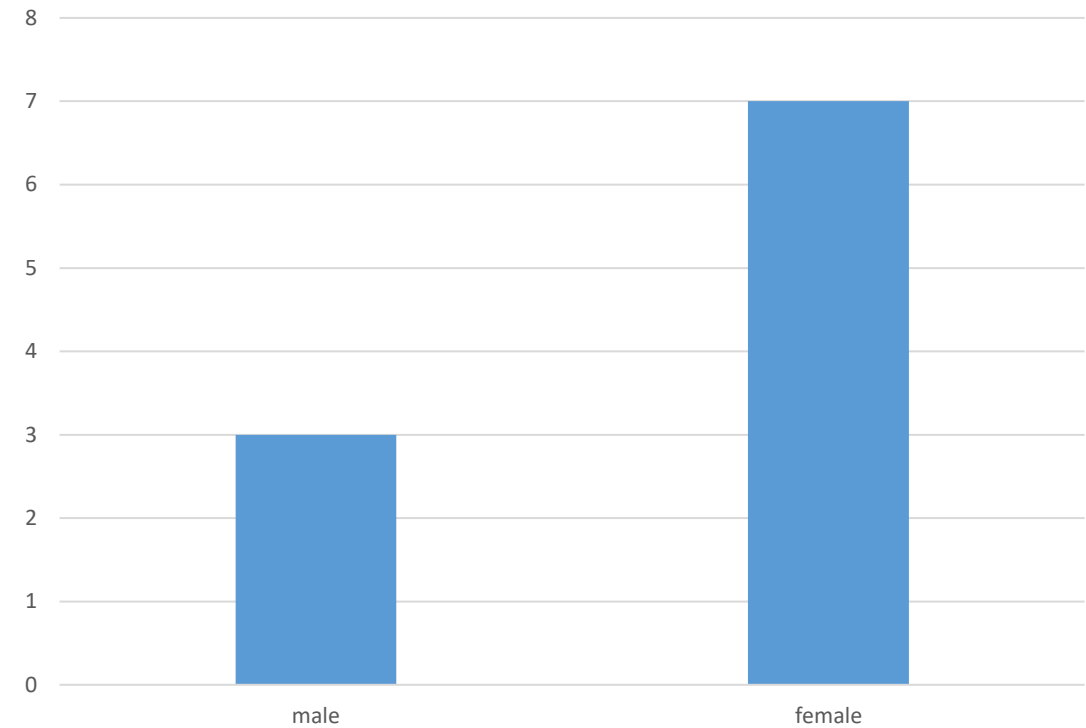
The adult's female are twice the number of male, most of children are 13 years and above. Overall, the residents are very satisfied with the new units



Years of residence in Gitega

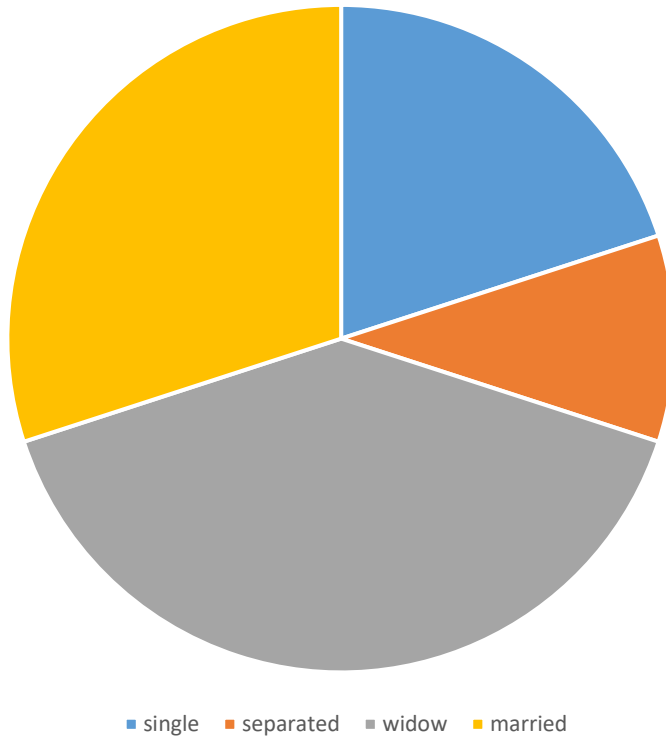


Resident's gender

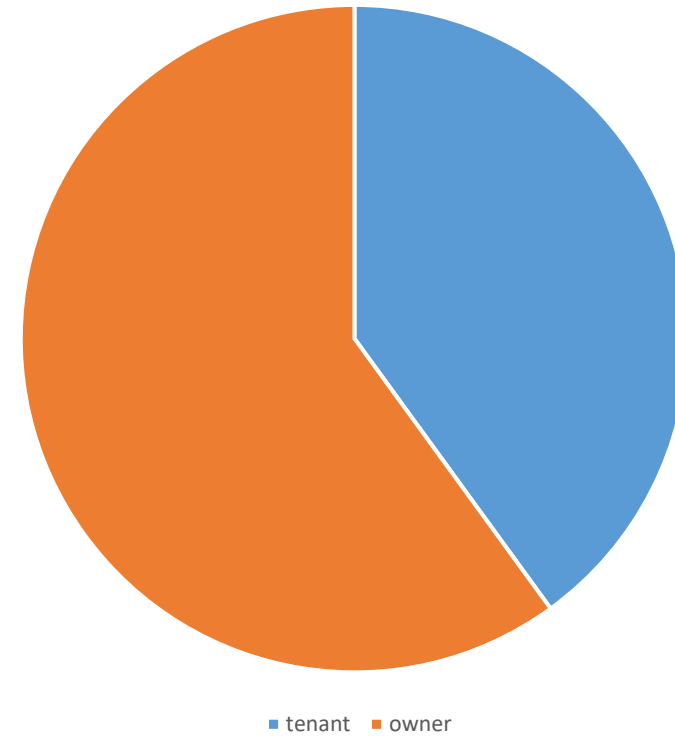


8 out of 10 respondents have lived in Gitega more than 5 years. 7 among the 10 house owners are female

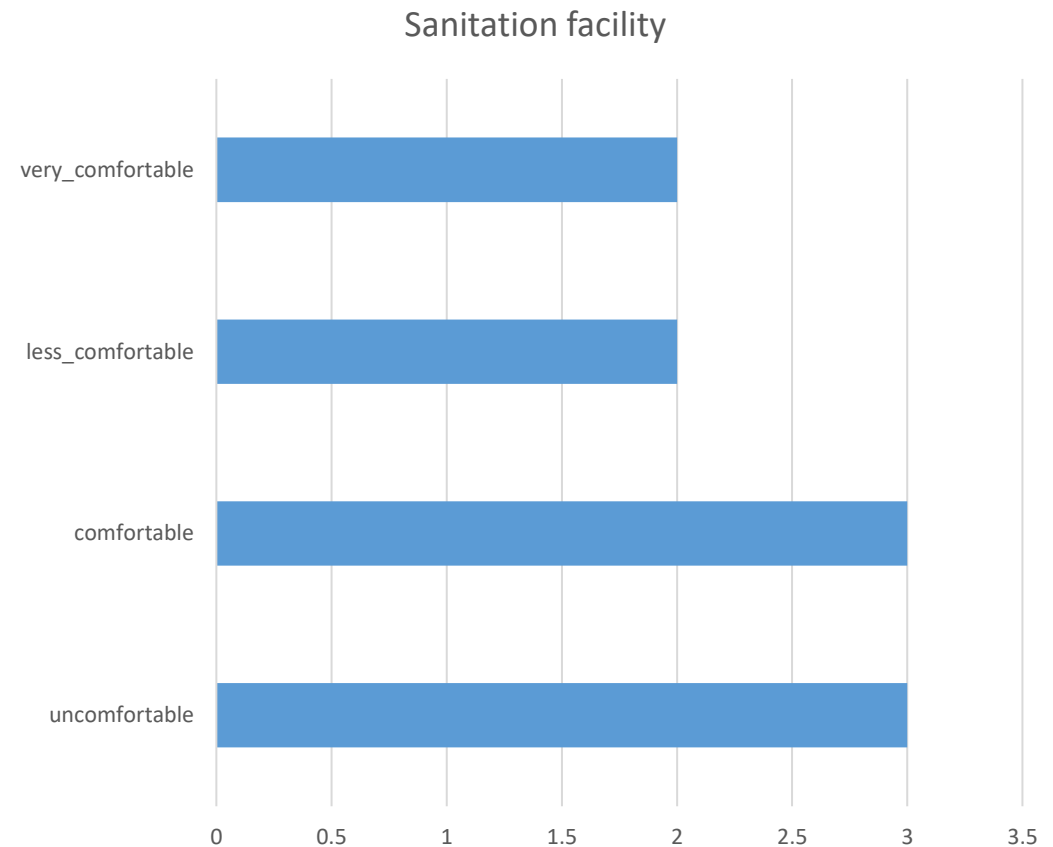
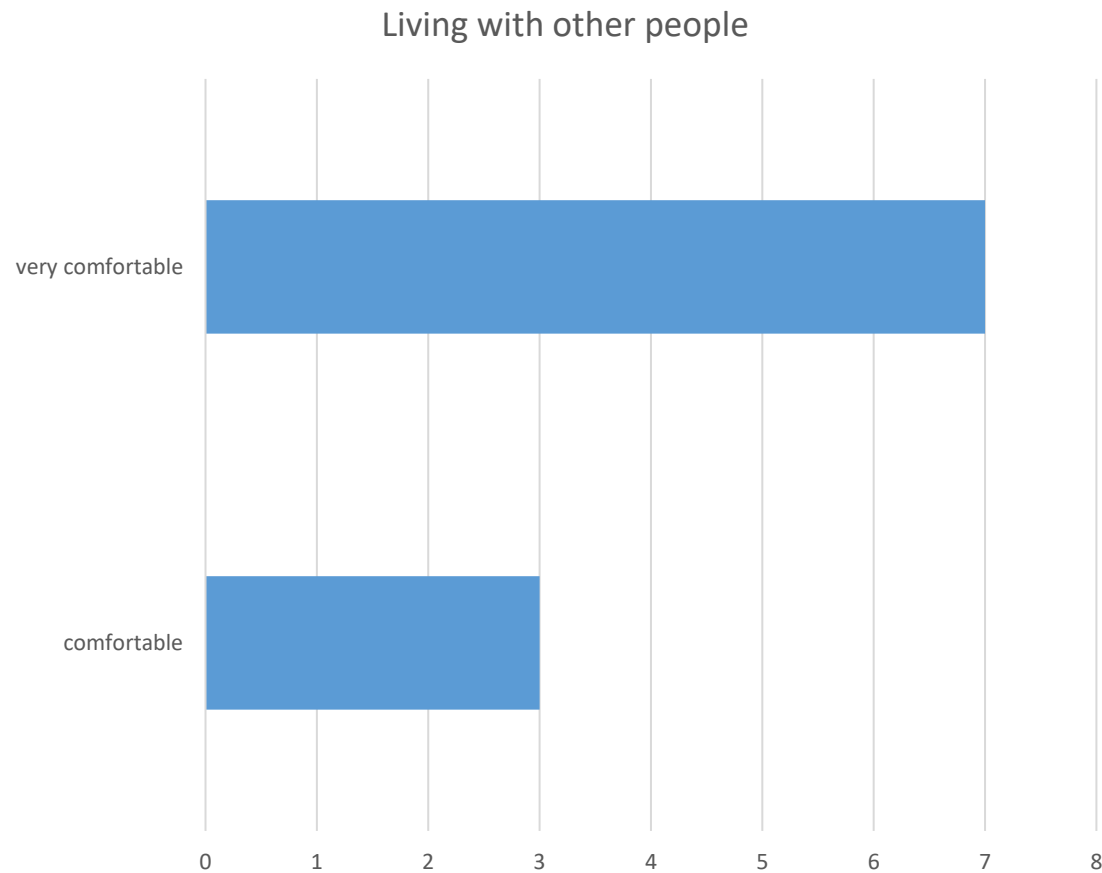
Marital status



Rent vs Ownership

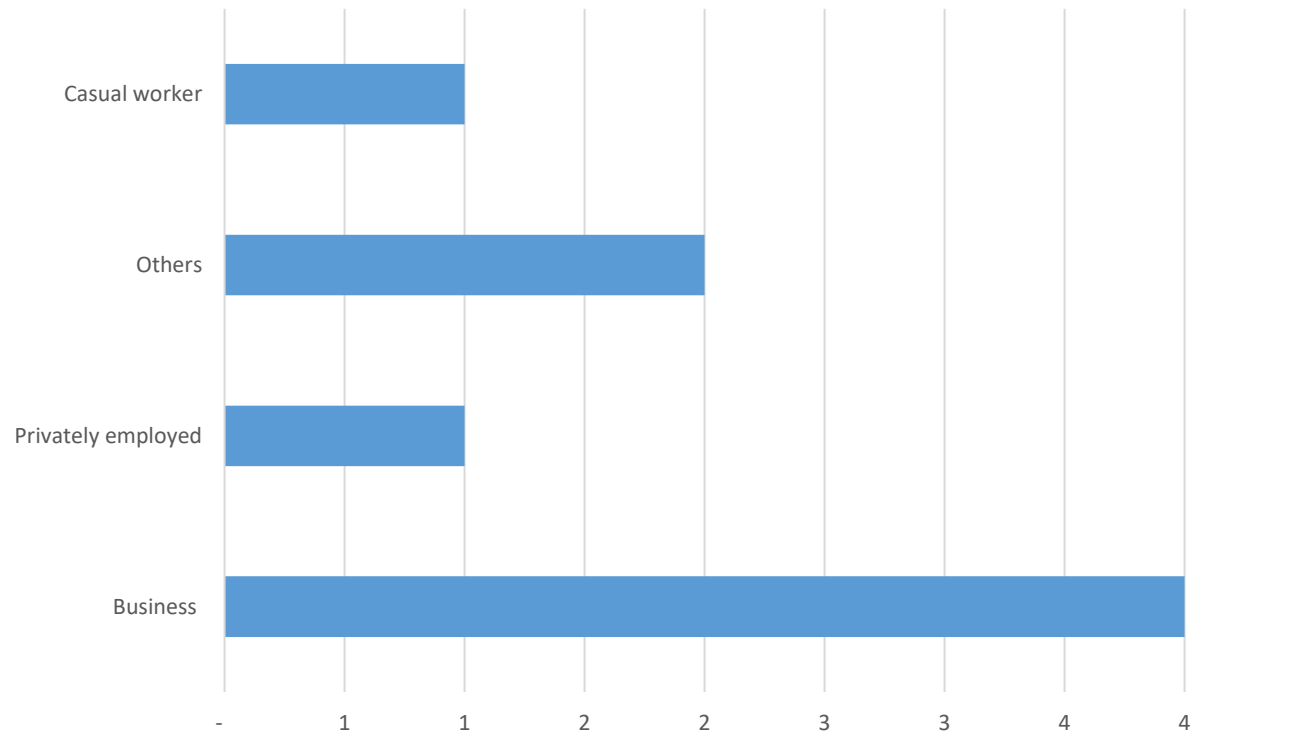


The majority occupants are widows followed by married couples. The majority owners have tenants and others are hopeful that they will get some in the near future



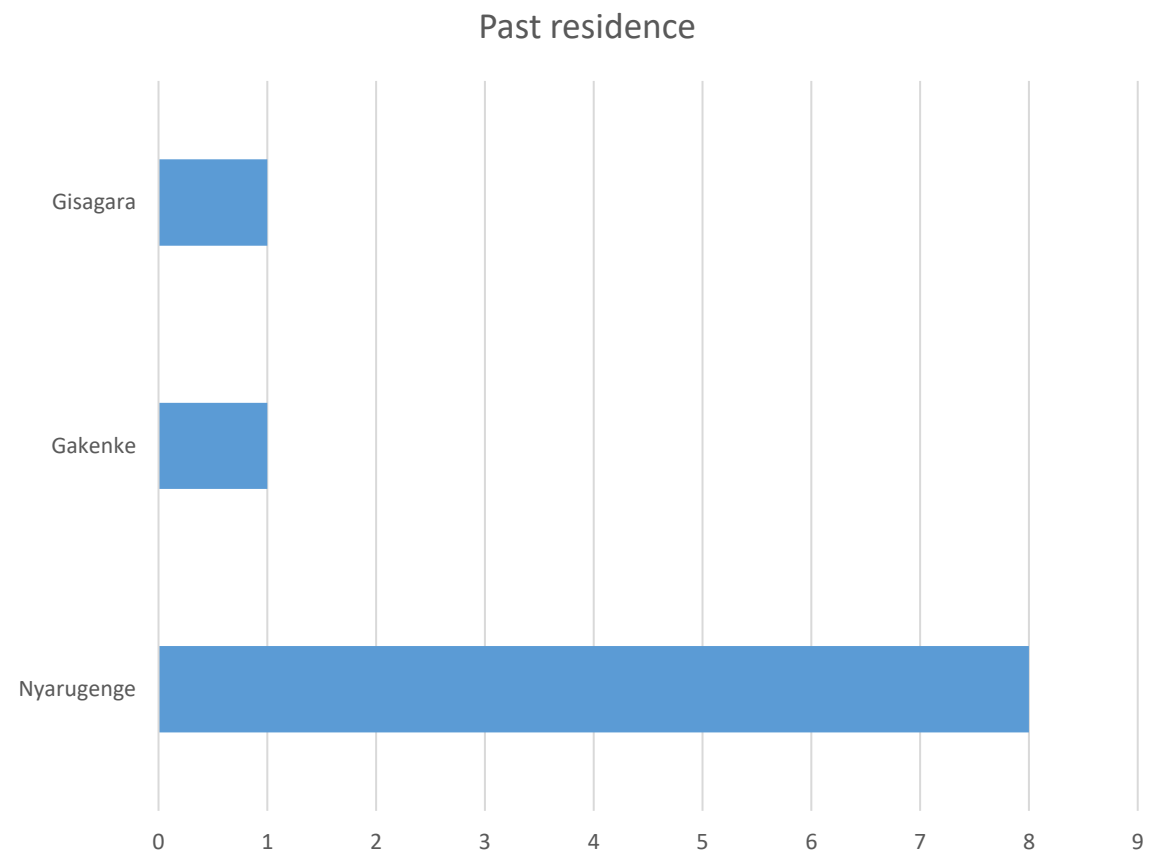
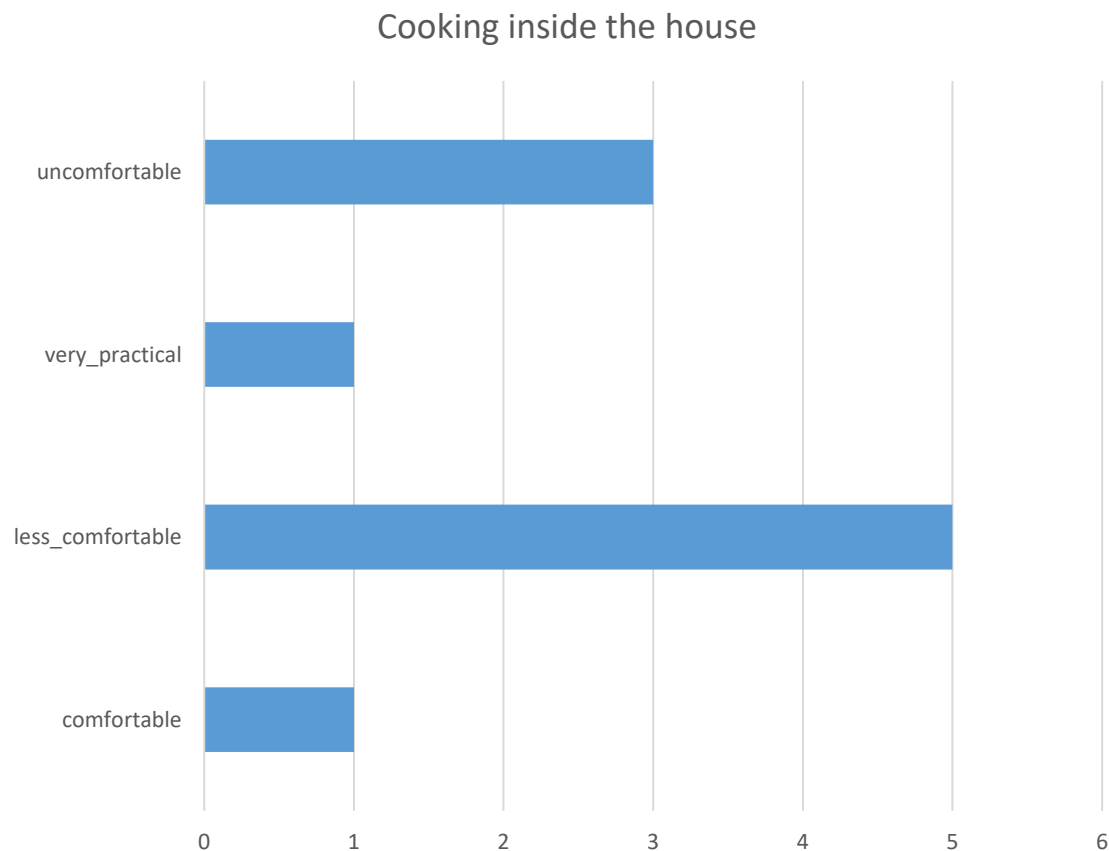
7 residents enjoy living with other people and 3 find it comfortable. 3 of the 10 respondents are not comfortable with sanitation mainly the quality of faucet and toilet seat

Economic activity

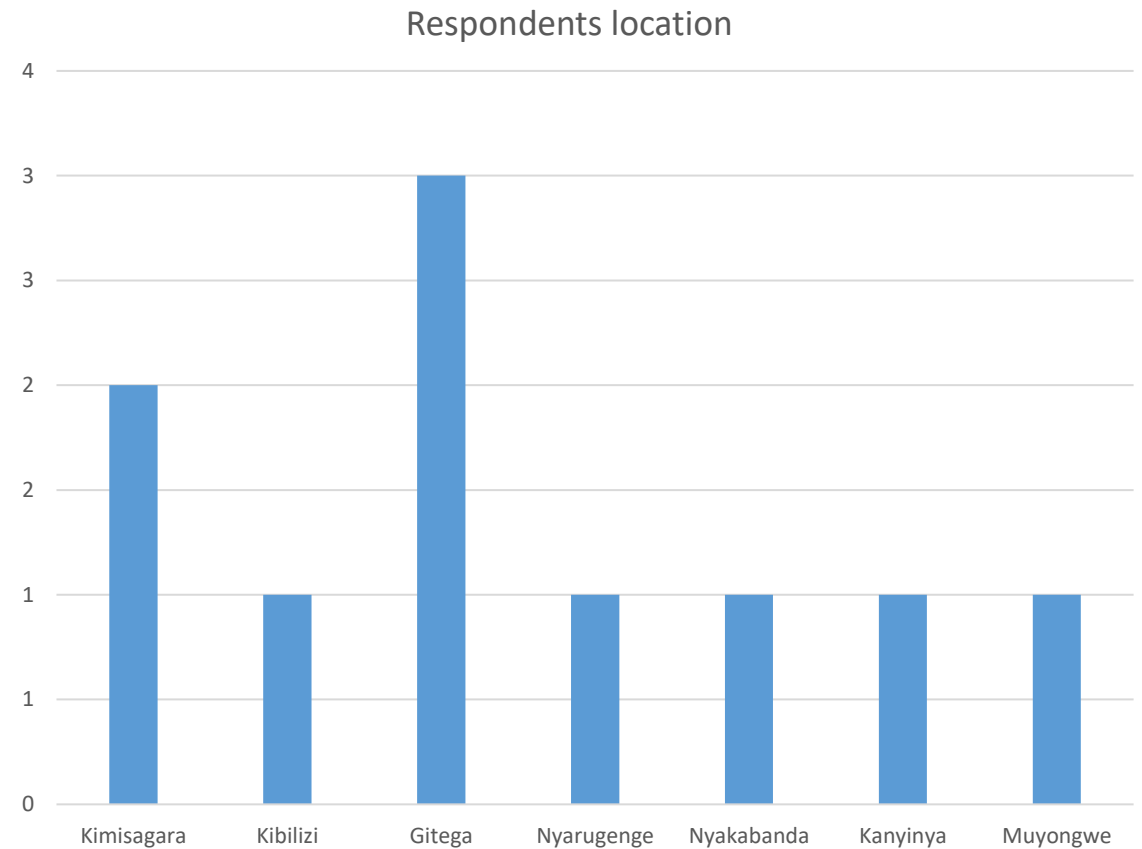
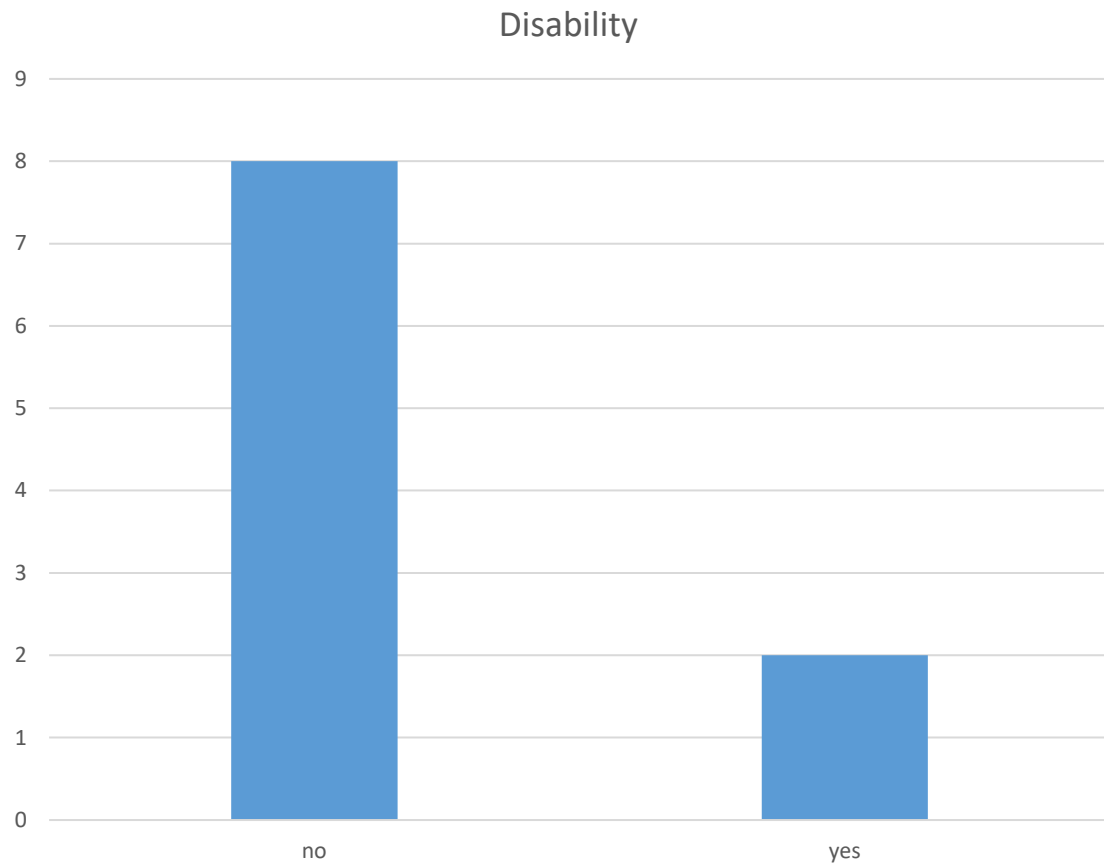


Among the 4 owners who work, 1 works in Gitega, 1 in Ubumwe village and another in the Nyarugenge town

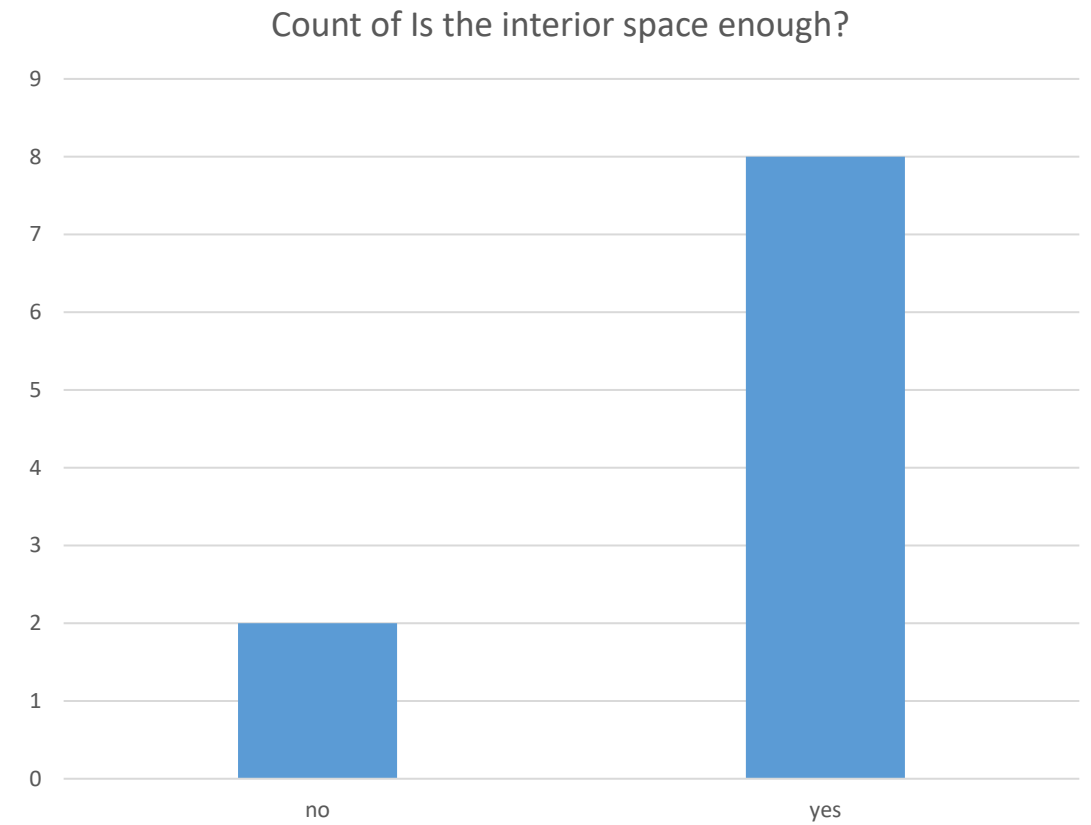
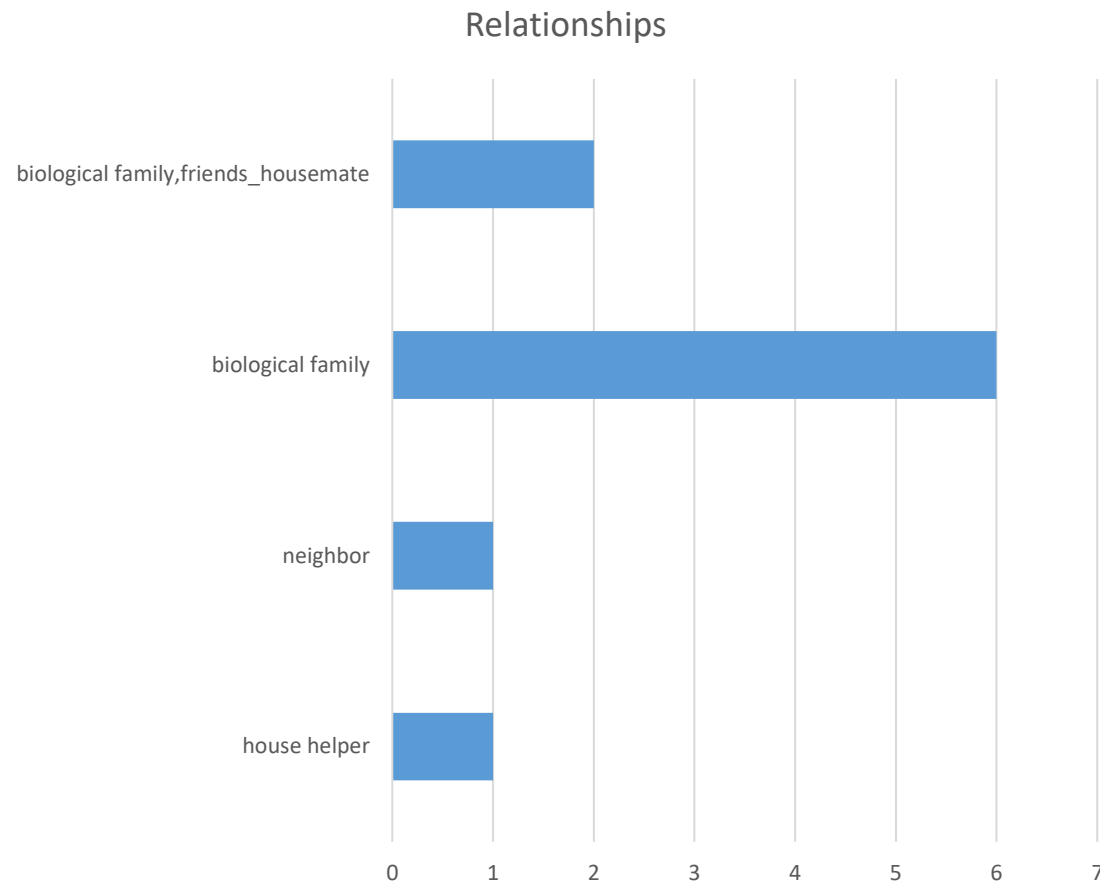
The majority of the residents are in business, others have other type of employment and 1 is employed by a private business and another is a casual worker



Residents are not comfortable cooking inside the house due to high prices of cooking gas, most desire an outside kitchen since to be able to use charcoal

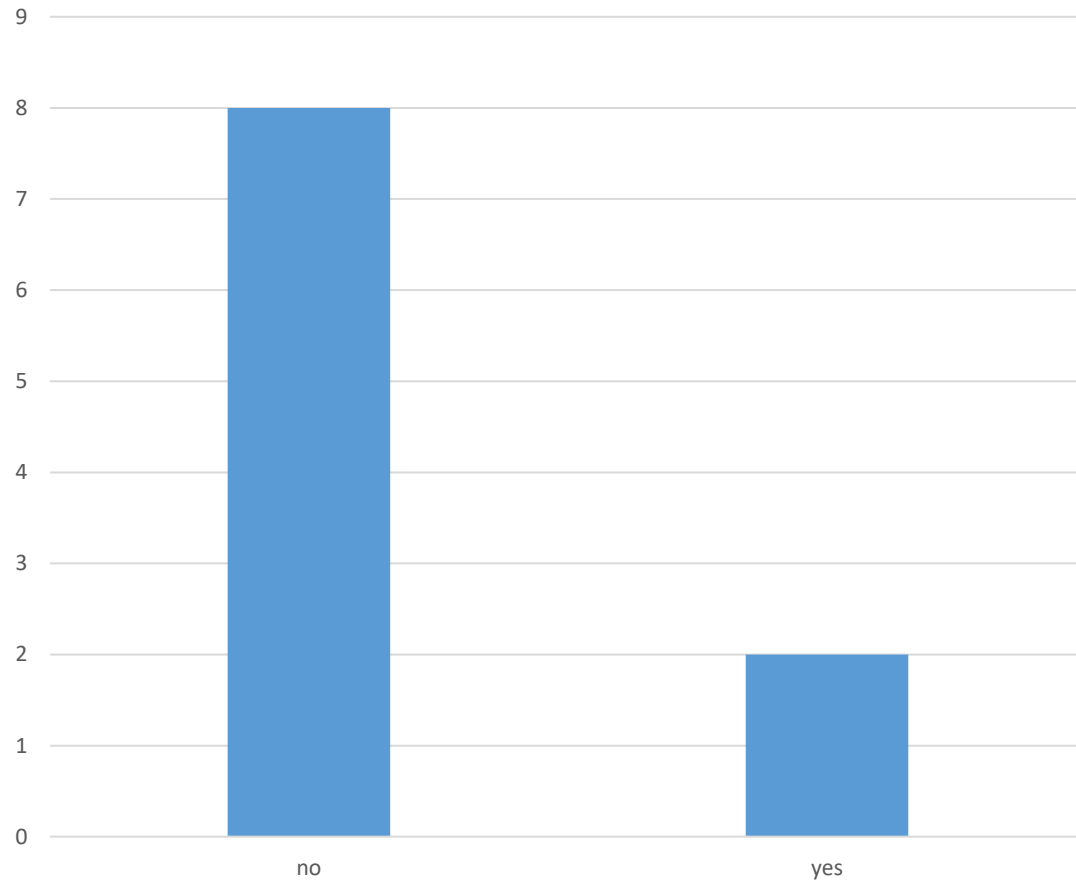


We found that 2 residents live with disability mostly women who have knees problems. The majority of the residents lived in Kigali city and 3 of them have always lived in Gitega



Most members of a households are related to the head of the family. 8 out of 10 find the interior space enough.

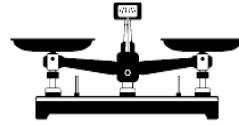
Common space in this building block



Communication: Only 1 respondent reported not being happy with the information provided regarding relocation. The others wished for more explanation on the whole process and but overall satisfied with the results.

Cause of dissatisfaction: Evacuation of drainage system, space for drying, bedroom walls, triplex walls, rooms and stairs arrangement and condition of the road leading to the unit

8 out of 10 don't think there is a common space in the building block. And 2 identified the front and back of the building as common space.



PROS

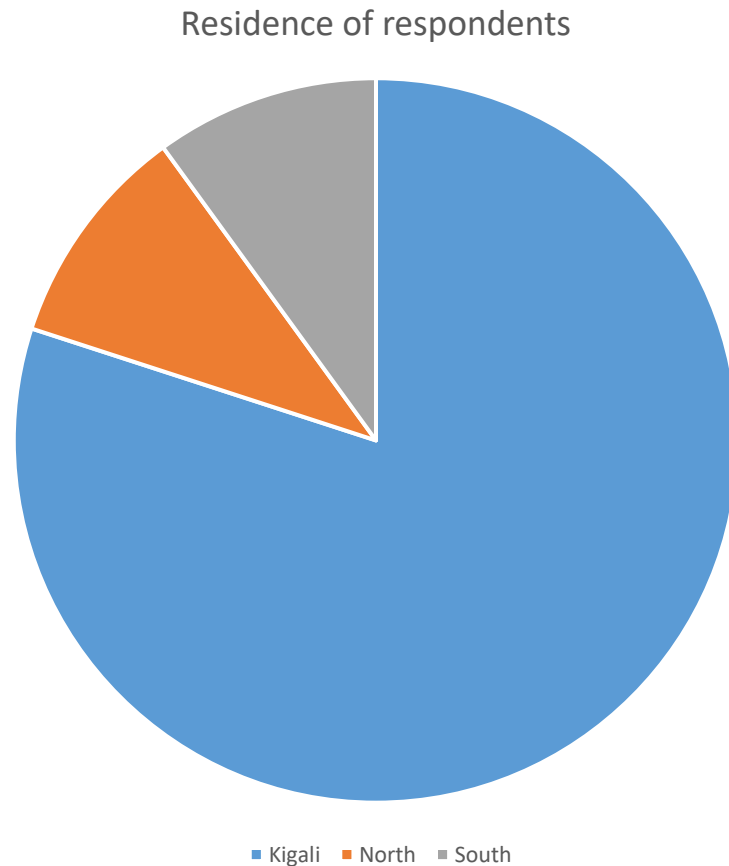
- Living in a decent house
- Safety and security in case of natural disaster
- Good construction materials
- Well house design

CONS

- High water cost
- High electricity cost
- No secure place for cloth drying
- No plastering and painting done
- Thin bedroom walls
- Stairs
- No outside toilet

Although, there are things that cause dissatisfaction among the residents they still give 7.5 to 10 when asked how they are satisfied with their new house.

Almost all respondents still live in Kigali (8 out of 10), the other 2 live in the North and South parts of Rwanda



The main reasons for living in Gitega are:

- Proximity to work place
- Affordable rent
- Safety environment
- Proximity to family

Rental income: Four of the 6 landlords interviewed the rent has more than doubled and for the other 2 it has diminished over 20%.

Conclusion and Recommendations

Overall, the residents are satisfied and feel safe in their new house. There are a few things that could be looked at in the future to satisfy the residents fully, here we enumerated them:

- Room size
- Wall plastering and painting
- Outside kitchen, and kitchen for studios reserved for tenants
- Bigger storage
- Protect the individual outside area with fence so that it can be used for drying clothes

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