

## Displacement of Urban Poor in Dodoma Municipality: A Case of Two Selected Wards, Ng'ong'ona and Ntyuka, Central Tanzania

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### Abstract

Displacement of both urban and rural poor has been taking place globally as a result of establishment of various development projects. In recent years, there has been the displacement of urban poor in many areas of which has led to them becoming vulnerable to unpredictable events. This paper discusses displacement of urban poor in Dodoma municipality. Specifically, the study examined land displacement practices, the effects of displacement of urban poor on livelihood and the strategies used by the Planning Authority to reduce the effects of displacement on the livelihoods of urban poor. The study involved 64 respondents and 5 key informants. The cross-section study design was used where by, observation, interviews, documentary review and focus group discussions were used to collect data on the field. Statistical Package for Social Science (SPSS) software version 20 was employed in inferential and descriptive analysis. Paired samples t- test, was employed for describing the difference between the variables whilst descriptive analysis was employed to describe the distribution of scores among the variables. The study findings revealed that the community members were displaced to give way to the establishment of the University of Dodoma. It was found that displacement brought about more negative effects than positive effects. It led to the decrease of crop yields from 1,984.8Kg per year per household to 451.2 Kg per year per household before and after the displacement of urban poor respectively. Also the commuting distance used by the community members from their residence to their farms changed from 0.972Km to 6.8Km before and after the displacement respectively. The paper recommends to the development stakeholders that basing on the time value of money as well as the change in land price, the land acquisition by the government should be accompanied by fair, full and prompt compensation to reduce complains, currency inflation and income loss. The Planning Authority and development actors ought to critically undertake resettlement planning as to maintain community's resilience and promise security of land tenure to victims of displacement.

**Keywords:** Displacement of urban poor; Food security; Agricultural production and livelihood.



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### 1. Introduction

According to the report given by National Association of Professional Environmentalists (NAPE, 2012), displacement of urban poor occurs when land that was previously used by local communities is leased or sold to new land users. Normally, community members are scared by announcements of the Planning Authorities thus decide to abandon their land without compensation. In the past decades, for instance, land users have been witnessing a new aggressive land grabbing driven by public-private partnership in production of food and raw materials. In both rural and urban areas, displacement reflects high food prices and growing global consumption.

In Kalangala and Victoria towns in Uganda, the Government allowed foreign companies to acquire large areas of land for a range of projects, including the development of large scale oil palm plantations, carbon offset tree plantations and the current movements on oil extraction (Kalangala District Report, 2005). In Uganda, displacement of urban poor has led to food insecurity, land dispossession, water decline, soil erosion and loss of biodiversity and right of human beings to access land. The above practices have defied human rights. In some areas displacements have made community members more vulnerable to unnecessary adverse events. Various studies disclose that sometimes displacements oppose the Sustainable Development Goal No. 2, which focuses on achieving food security, improving nutrition and promoting sustainable agriculture and conservation of environment (Barago, 2013; Gerstter, 2011).

Additionally, findings disclose that there are 307 million hungry people in Africa, of which 265 million live in Sub-Saharan Africa. More than 9.4 million Nigerians, for example, were found undernourished. Moreover, out of Nigerian's 147.7 million citizens, 6 percent were highly undernourished (FAO, 2011). Despite the fact that Nigerians are facing food insecurity, still land regularization authorities keep on selling off arable lands to foreign investors for biofuels production. Currently, more than 136,000 hectares suitable for production of food crops has been given to investors.

Worldwide, more than 60 countries have allocated land to public and private investment organizations. According to Oxfam (2012) between 80 to 227 million hectares have been given to investors all over the world. In Africa, 27 African countries allocated 62 million hectares to investors in 2009 (Grain, 2012).

Likewise, in Ethiopia alone, 10 per cent of the country's farmland is under foreign control. In Indonesia and Cambodia foreign landowners control 8 per cent. In Uganda, estimates suggest between 4 and 8 per cent of land is under foreign land deals.

In 1998, for instance, the Ugandan Government launched a Vegetable Oil Development Project (VODP) under the support of the United Nations International Fund for Agricultural Development (IFAD) and World Bank, to increase domestic production of vegetable oils in partnership with the private sector. Implementation of the project eventually led to the displacement of community members (FAO, 2012).

In Tanzania acquisition of huge land for different investments such as crop production, launching, public institutions and biofuel production has been a common phenomenon.

Some negative effects of displacements include land dispossession, low compensation which is far from land market price, food insecurity, water and soil pollution and loss of biodiversity and human rights violation (Gerstter, 2011).

The literature points out that in addressing issues related investment the government of Tanzania established Investment Centre (URT, 1997). The Tanzania Investment Act requires investors to comply with the rules and regulations set in the National Land Policy of 1995. The policy requires investors to acquire land legally. Similarly, the Urban Planning Act No. 8 Section.65 of 2007 puts much emphasis on compensation before land acquisition. Despite the fact that actors and regulations exist, still there has been a tendency of urban dwellers to be displaced from their land.

## 2. Study Area and Methodology

The paper presents findings of the study which was undertaken in Ng'ong'ona and Ntyuka wards found in Dodoma Municipality. The two wards were selected because displacement of community members took place to give way for establishment of the University of Dodoma. Ng'ong'ona and Ntyuka wards are therefore information rich on displacement of people and effects of displacement on livelihoods of urban poor.

As regards research design, the cross-sectional study was used to collect data at one point in time. The design comprehensively matched the nature of the study and importance of research design (Kumar, 2011).

The study involved 69 interviewees of which 5 were key informants namely 2 Town Planners and 3 Land Officers and 64 were respondents. Two techniques were used to select respondents. Simple random and purposive sampling techniques were employed to select respondents and key informants respectively. For the purpose of triangulation, data were collected through interviews, documentary review and physical observation and focus group discussions.

Analysis of data involved both descriptive and inferential statistics. Statistical data were generated by using the Statistical Package for Social Science (SPSS) Version 20.

## 3. Findings and Discussions

### 3.1. Socio-demographic Characteristics of Respondent

Analysis of socio-demographic characteristics of respondents focused on age, sex, level of education, marital status and occupation because knowledge on displacement of urban poor depends on socio-demographic characteristics of respondents (Kothari, 1987)

Research findings showed that 64% and 36% of the respondents in Ng'ong'ona and Ntyuka had age between 42 – 49 years. The age groups consist largely of the active force of the villages which invest much on land thus the information came from the right people. The findings support studies arguing that the age of the active groups is between 15 to 64 years (Barago, 2013)

Rougoor *et al.* (1988). Age has also been found to affect the rate of household adoption of innovations, which in turn, affects household productivity and livelihood strategies (Dercon and Krishman, 1996).

Concerning education level, 52.4% and 47.6% of the respondents were from Ng'ong'ona and Ntyuka wards respectively. The two groups had primary education. People with primary education are the ones who are involved in primary production on land. This implies that information on displacement of poor came from the right respondents. Similarly, studies elsewhere revealed that the level of education reflects type of occupation and knowledge of a person (Amaza *et al.*, 2006).

About sex of respondents, the findings revealed that 53.7% and 47.8% were male and female picked from Ntyuka Ward respectively while 46.3% and 52.2% were male and female drawn from Ng'ong'ona Ward respectively. The findings has supported the importance of gender mixing to assure that information provided is not gender biased.

In relation to marital status, 53.7% and 46.3% of the respondents were from Ng'ong'ona and Ntyuka wards respectively. This implies that both members of the couple participate in crop production; livestock keeping and business thus have adequate knowledge on displacement of poor people. Studies elsewhere establish that marital status explain supply of family labour (Phillips J. M., 2013).

As to occupation of respondents, the findings showed that, self-employment (Farming) were the predominant important occupation in the study areas. About 51.7% and 46.3% of the respondents are involved in farming activities from Ng'ong'ona and Ntyuka respectively.

This implies that many households suffered greatly soon after being displaced from the area they used to undertake their agricultural activities since they have no other sources of income like wages, salaries and small business. This agreed with Phillips T. and Taylor (2014), who observed that, majority of people in Africa their production and consumption pattern were mainly based on land resources because they lack knowledge to participate in other productive activities (Table 1).

Table-1. Socio-demographic characteristics of respondents

Age of respondents	Name of Ward		Total
	NG'ONG'ONA	NTYUKA	
18 – 25	0 (0.0%)	1(100.0%)	1(100.0%)
26 – 33	0 (0.0%)	2(100.0%)	2(100.0%)
34 – 41	11(61.1%)	7(38.9%)	18(100.0%)
42 – 49	16(64.0%)	9(36.0%)	25(100.0%)
50 – 57	6 (66.7%)	3(33.3%)	9(100.0%)
58 – 65	0(0.0%)	1(100.0%)	1(100.0%)
66 – 73	0(0.0%)	5(100.0%)	5(100.0%)
74 – 81	0(0.0%)	3(100.0%)	3(100.0%)
<b>Sex of the respondents</b>			
Male	22(53.7%)	19(46.3%)	41(100%)
Female	11(47.8%)	12(52.2%)	33(100%)
<b>Level of education</b>			
None	9(52.9%)	8(47.1%)	17(100%)
Primary education	22(52.4%)	20(47.6%)	42(100%)
Secondary education	2(40.0%)	3(60.0%)	5(100%)
<b>Marital status</b>			
Single	0 (0.0%)	1(100%)	1(100%)
Married	29 (53.7%)	25(46.3%)	54(100%)
Divorced	0 (0.0%)	1(100%)	1(100%)
Widow	4(50.0%)	4(50.0%)	8(100%)
<b>Occupation</b>			
Government employed	1 (33.3%)	2 (66.7%)	3(100%)
Self-employed (Farming)	31 (51.7%)	29 (46.3%)	60 (100%)
None	1(100%)	0 (100%)	1(100%)

### 3.2. Land Practices Experienced in the Study Area

The paper examined land acquisition practices in Ng'ong'ona and Ntyuka wards. Findings divulged that 62.5% and 37.5% in Ng'ong'ona and Ntyuka wards got their land through customary land acquisition largely enhanced livelihood supporting systems in the ward.

The findings support the study of the African Union (2009) showing that rural and urban poor prefer land acquisition systems that maintain socio-cultural values of the communities (Table 2).

Table-2. Land Acquisition practices experienced in the study area

Land practices	Name of Ward		Total
	NG'ONG'ONA	NTYUKA	
Purchase from Individuals	5 (41.7%)	7 (58.3%)	12(100%)
Government Land Allocation	8 (40.0%)	12 (60.0%)	20 (100%)
Deemed Right of Occupancy	20(62.5%)	12 (37.5%)	32(100%)
<b>Total</b>	<b>33(51.6%)</b>	<b>31(48.4%)</b>	<b>64(100%)</b>

### 3.3. Effects of displacement of urban poor in Ng'ong'ona and Ntyuka wards

#### 3.3.1. Cropproduction Before and After the Displacement of Urban Poor

Regarding agricultural production before and after the displacement of urban poor, the findings from the study areas showed that before displacement of urban poor each household was harvesting an average of 1,984.8 Kg while after the displacement of urban poor the average harvest was 451.2 Kg. The findings showed that there was a significant difference between agricultural production before and after the displacement of urban poor. The decrease in crop yield was caused by the decline in farm size of individual households (Table 3).

According to the Human Rights Watch (2010), displacement of urban poor is against human rights.

**Table-3.** Average crop yield in (Kg) before and after the displacement of urban poor

Average crop yield(Kg) before and after displacement	Mean	N	Std. Deviation
Estimate of crop yield before displacement in Kg	1984.8	64	7.81163
Estimate of crop yield after displacement in Kg	451.2	64	2.4559

\*t= 14.273, Significance = 0.000 (P<0.001) therefore there is significant difference in average crop yield (Motulsky, 1995).

### 3.3.2. Commuting Distance Before and After the Displacement of Urban Poor

The research findings illustrated that there was a significant difference between commuting distance before and after displacement of urban poor. For example, before displacement the residents were walking an average of 0.972 Kilometres to farms while after displacement people are walking 6.8Km to farms. Walking long distances to farms decrease in working time in farms. The paired samples t- test indicated difference between commuting distance before and after displacement of urban poor (Table 4). Likewise, Jenks (2012) argued that if the resettlement planning is not carefully undertaken different variables related to livelihoods change tremendously.

**Table-4.** Average commuting distance before and after the displacement of urban poor

Distance travelled before and after the displacement(Km)	Mean	N	Std. Deviation
commuting distance after displacement in Km	6.8	64	13.1
commuting distance before displacement in Km	0.972	64	0.40998

\*t= 3.593, Significance = 0.001(P<0.001)

Since the significance level = 0.000 (or P<0.001) pointed out that there is a significant difference in commuting distance before and after the displacement of urban poor (Table 4).

### 3.3.3. Effects on Food Security

The research findings exposed that food security was affected in number of ways. About 48.4% of the respondents indicated that displacement led to low savings, 48.4% of the respondents reported emergence of hunger in the family, 14.1% of the respondents complained food shortage, 20.9% of the respondents reported changing in eating habits as indicated by one meal per day, of the respondents, 8.3% of the respondents reported satisfactory supply of food as indicated two meals per day. Generally, the findings demonstrated negative effects of displacement on livelihoods of urban poor. The findings of studies elsewhere showed that food insecurity is indicated by inadequate access and affordability (USDA, 2008).

**Table-5.** Ways through which food security was affected(n = 64)

Ways through which food security was affected	Response (N)	Percentage cases (%)
Emergence of hunger in the family	44	68.75
Low savings	22	34.38
Two meals per day	11	17.19
One meal per day	8	12.5
Shortage of food supply in the family	9	14.06

\*Total exceeds 100 percent due to multiple responses

### 3.4. Strategies Used By the Planning Authority to Reduce Negative Effects of Displacement of Urban Poor

Like other cities in the developing countries, the Planning Authority in Dodoma Municipality used cash compensation. The planning authority did not allocate the victims with land in new neighboring neighborhoods. Research findings, for example, explained that 80.0 % of victims received cash as compensation and 20.0 % of the respondents used their own strategies to cope with displacement (Table 6).

**Table-6.** Strategies used by Planning Authority to reduce effects of displacement

Strategies	Frequency	Percentage (%)
Cash Compensation	4	80.0
Self-strategies	1	20.0
<b>Total</b>	<b>5</b>	<b>100.0</b>

### 3.5. Value of Cash During Compensation

Both secondary and primary data disclosed that there was no mechanism to reduce inflation of the currency. About 76.6 % of the respondents reported that the cash paid did not reflect the loss while nearly 6.25 % of the respondents reported that the cash paid was reflecting the loss and about 17.15 % of the respondents did not raise concern on reflection between the cash paid and the loss (Table 7).

Table-7. Value of cash during compensation

Value of cash during compensation	Frequency	Percent (%)
Cash paid did not reflect the loss	49	76.6
Cash paid reflected the loss	4	6.25
There was no concern raised	11	17.15
<b>Total</b>	<b>64</b>	<b>100</b>

### 3.6. Root Causes of Complains on Cash Paid as Compensation

The research findings exemplified that there was a number of causes of complains on the cash paid as compensation. About 42.2 % of the respondents reported that lack of community involvement was the reason behind complains whilst 51.6% of the respondents said that small amount of cash paid ignited complains. Likewise 75.0% of the respondents acknowledged that use of outdated compensation Act was the root cause of complain. 67.2% of the respondents reported that inflation of currency was the main reason for complains and 45.3% of the respondents said insufficient records contributed to complains.

The findings suggested that lack of community involvement, small amount of cash paid, and use of outdated compensation Act, inflation of currency, and insufficient records were factors which stirred complains during displacement in the study areas (Table 8).

Table-8. Root causes of complains on cash paid as compensation (n = 64)

Root causes of complains	Response (N)	Percentage cases (%)
Lack of community involvement	27	42.2
Small amount of cash paid	33	51.6
Use of outdated compensation Act	48	75.0
Inflation of currency	43	67.2
Insufficient records	29	45.3

\* Total exceeds 100 percent due to multiple responses

## 4. Conclusion and Recommendations

### 4.1. Conclusion

This paper concludes that the community members were displaced to give way to the establishment of the University of Dodoma. In addition, it was found that displacement brought about more negative effects than positive effects. For example, it led to the decrease of crop yields thus food insecurity, and increase in commuting distance. On compensation, the paper concludes that payments were made out of the market price as a result it led to complains.

### 4.2. Recommendations

The paper recommends to the development stakeholders that basing on the time value of money as well as the change in land price, the land acquisition by the government should be accompanied by the full, fair and prompt compensation. Furthermore, the study recommends that the Planning Authority and other development actors to critically undertake resettlement planning so as to secure community's benefits on the land. Last and not least the study recommends that the benefits obtained by the community members through deemed right of occupancy should be secured by the Planning Authority during the establishment of any development ventures on the land owned by individuals.

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