

# Conflict Over Housing

The Housing Sector in Jerusalem: Existing  
Situation, Barriers, Needs and Future Policies

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2006

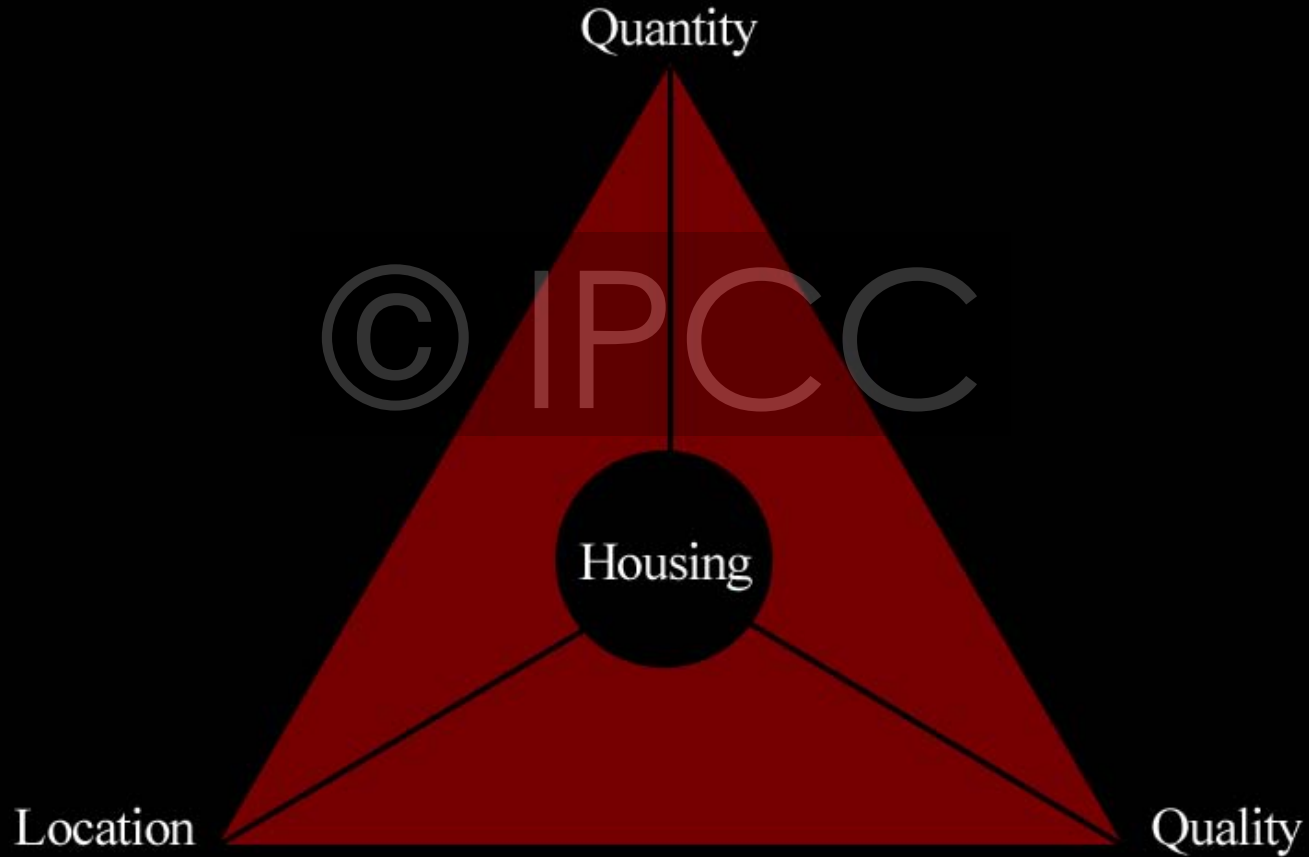
# Contents:

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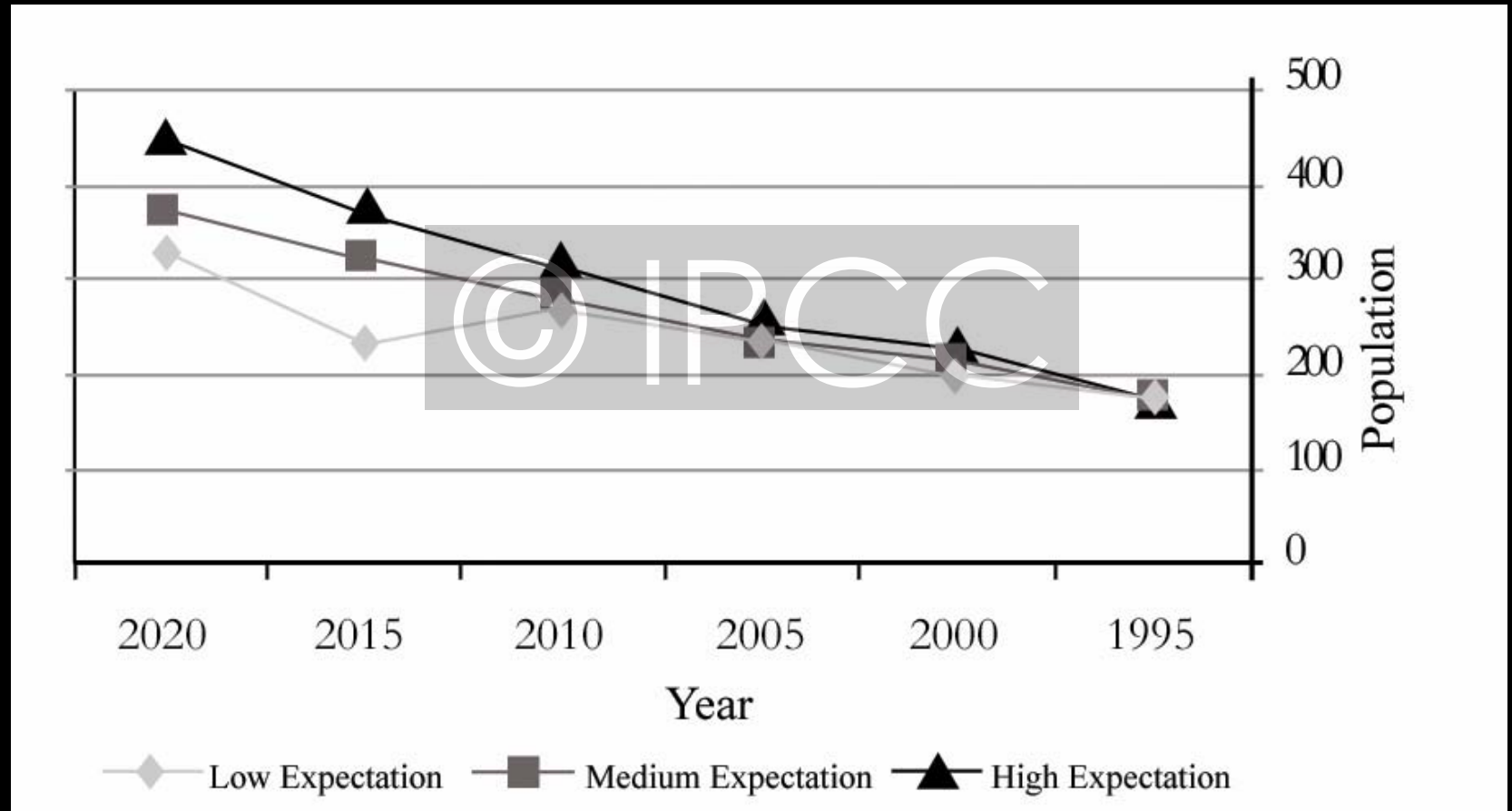
- Jerusalem Population Development
- Current Housing Situation in Jerusalem
- Restrictions to Suitable Housing Provision
- Housing Provision Strategy

# The Dimensions of Housing Strategy in Jerusalem

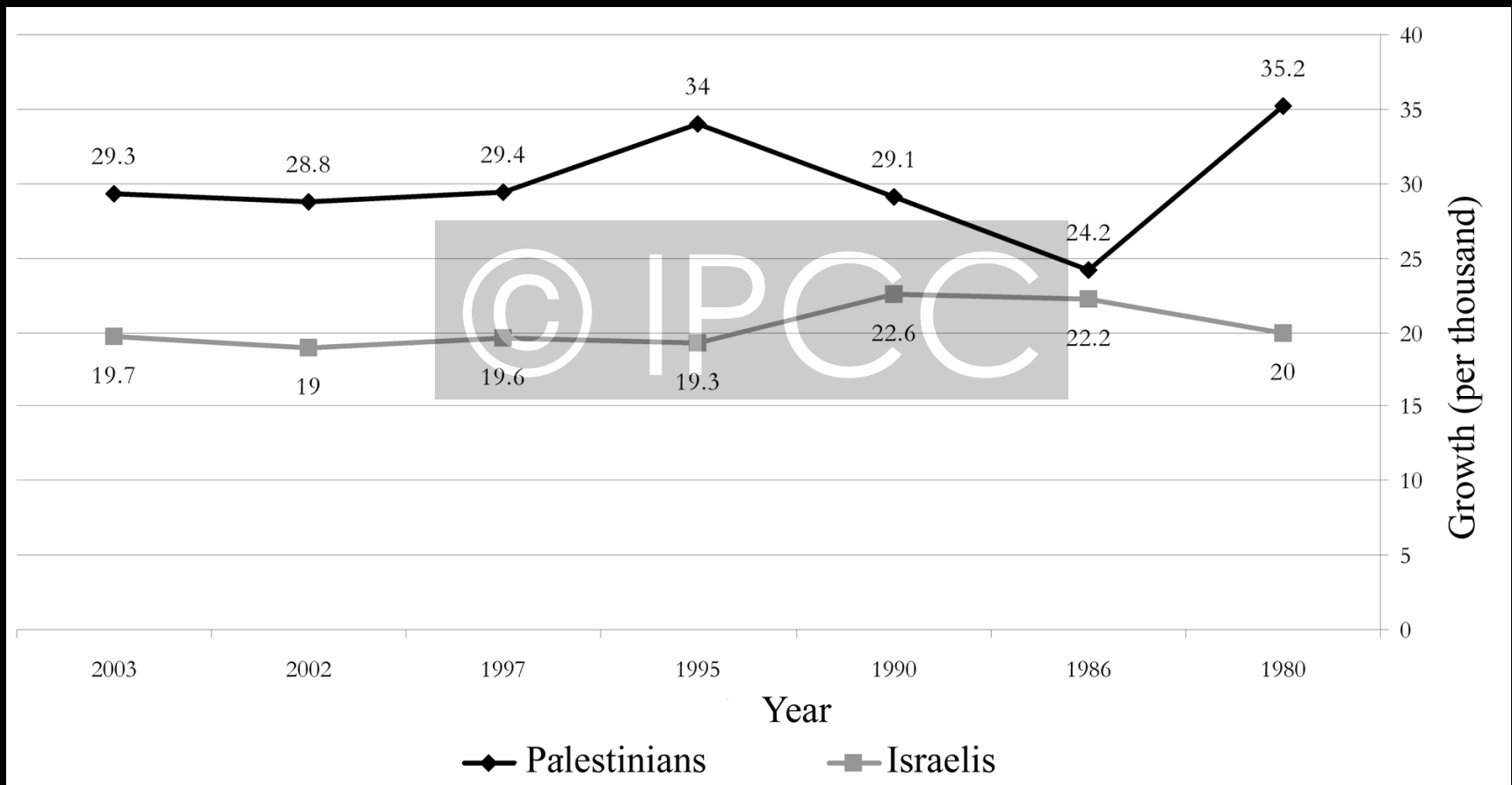
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# Jerusalem Population Projection in Three Cases Until the Year 2020



# Natural Growth of the Population in Jerusalem between the years 1980 and 2003



# Number of Existing and Projected Households until the year 2020

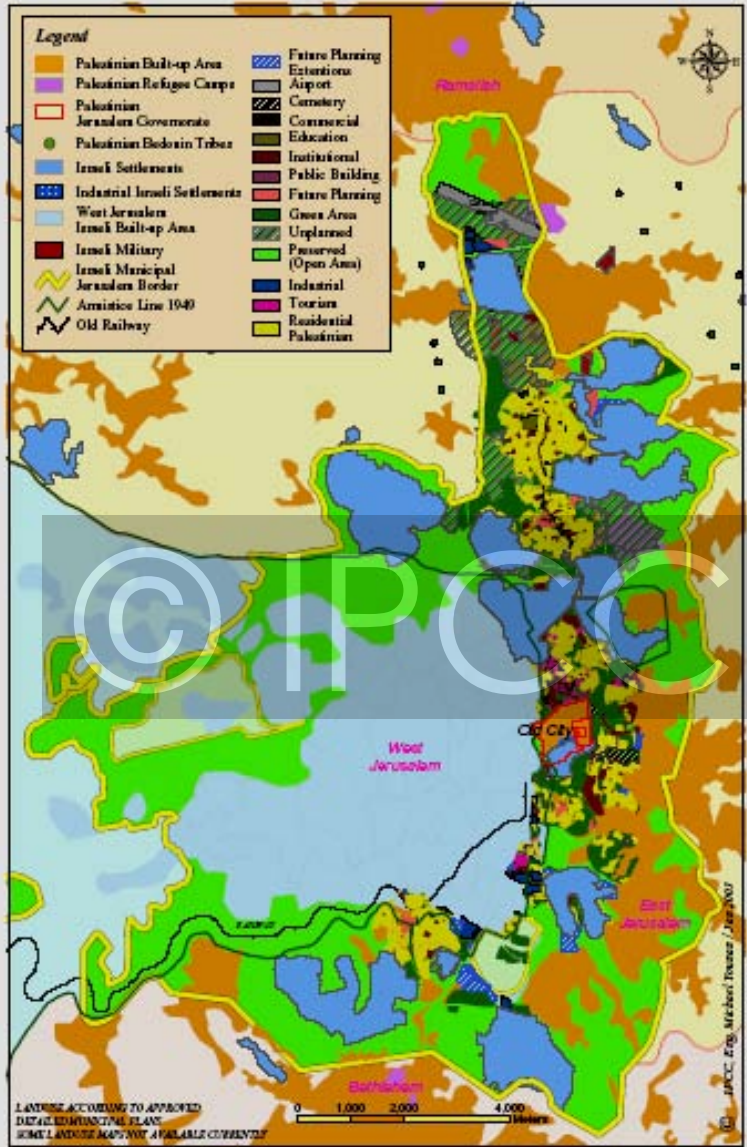
Year	Number of Households in Thousands		
	High Expectation	Medium Expectation	Low Expectation
2005	49.6	48.1	46.1
2010	64.8	57.9	56.0
2015	81.1	70.5	67.3
2020	98.4	83.4	73.5
Ratio of Increase	98.4%	78.2%	59.4%

Year	Population (Thousands)	Area/ person	Family Members (Avg.)	Apart- ment Area (Avg.)	Needed Housing Units	Needed Building Area	Needed Land to be Allocated
2005	245	15	5.1	74	48,039	3,554.8	12,009
2010	278	20	4.8	96	57,916	5,556.0	14,479
2015	324	22	4.6	101	70,435	7,113.9	15,652
2020	375	25	4.5	112	83,333	9,333.3	16,666

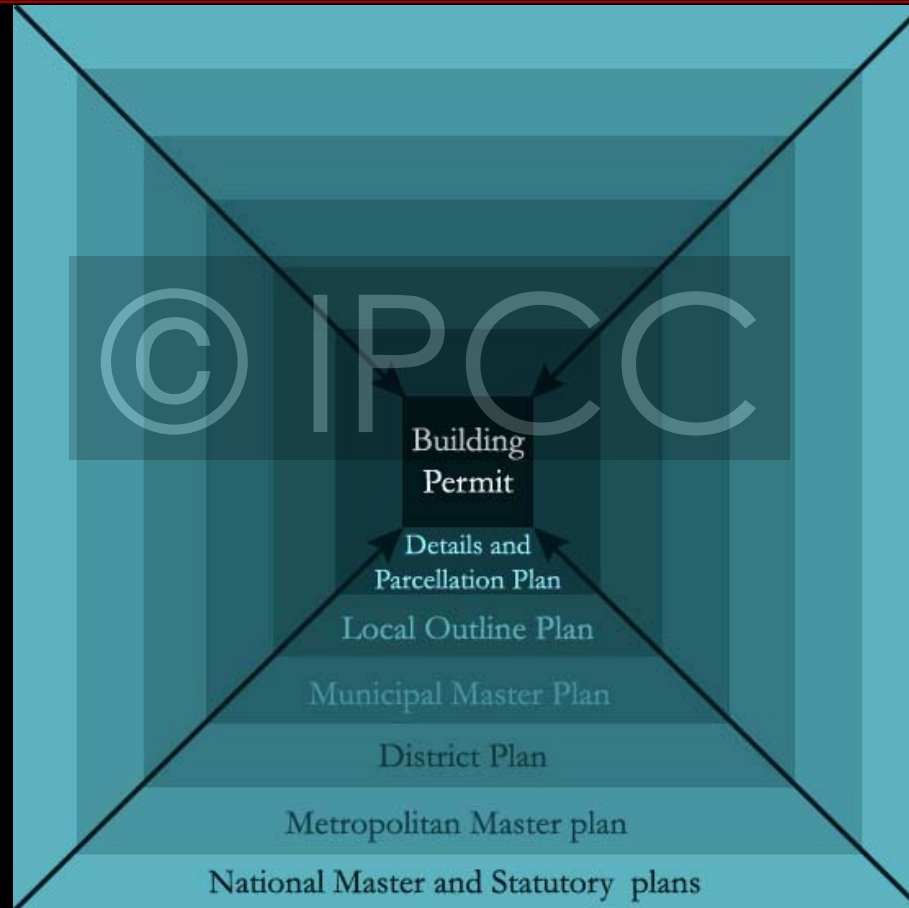




### PLANNED LAND-USE OF EAST JERUSALEM



# The Structure of the Planning System and Plan Levels



# The Relation between the the Plans on the Different Levels in the Jerusalem Area

The Israeli government geo-political, spatial strategy, and policies

National master plan 2020, national statutory plans, general 35, and sectorial, 3,12,19,22, 23

District plan # 1

Regional plan 1/82,  
military order 50, regional  
councils master plans,

**Jerusalem "Master"  
Plan 2000 (zoning)**

Jerusalem Metropolitan  
plans 1993

Details outline  
plan(zoning) for  
planning unit or  
neighborhoods

Sectorial plan for providing services and  
infrastructures

Development  
and community  
plans

Building permit or resources for development

# Restriction of Movement

## Israeli Restriction of Access to Jerusalem Caused:

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- Limitation of Demand on Housing, and therefore Housing.
- Restriction in the Development of a Free Housing Sector
- Hindering the Development of an Urban Community
- Prevented Jerusalem from being an Urban Center and therefore a Center for Housing Investment, by pushing towards the Development of other Cities and Villages that are able to compete with Jerusalem.

# Retardants of Suitable Housing Limited Land Resources

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- Confiscation of Land for Settlements
- Spatial Planning Policies
- Diminishing of a Free Flexible Housing Market

# Palestinian Strategy for Housing in Jerusalem

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- Improvement of Housing Conditions
- Prohibition of the Use of Housing as a Tool for Geopolitical and Demographic Control.
- Development of the Housing Sector as a Service Economic Sector

# Suggested Housing Policy

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- Providing a Housing Unit for every Immediate Family
- Creating a Balance in Housing Distribution among Jerusalem Neighborhoods
- Providing Enough Lands for Housing without raising the Land Prices
- Housing Variety to fit the variety of the Population; Age, Need, Family Size, Financial Situation