

## ***Planning Housing for Israel's Haredi Population***

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Israel's real estate market should, ideally, offer all of the country's citizens suitable places to live, without bias or discrimination. However, two population groups have different and distinct housing attributes that need to be studied separately if their demand for housing is to be met in the coming decades. The groups in question are the Israeli Arab sector, and the Haredi (ultra-Orthodox) population.

The Haredi population has unique housing characteristics centered around the community's institutions. Unlike most of Israel's urban residents, who choose where to live based on the personal and individual preferences of each family, Haredim live in communal frameworks dictated by each individual's community and subcommunity affiliations. Severe housing shortages in places where Haredim are concentrated have, over the last few decades, led to steep price increases, inappropriate housing solutions, and (in the absence of planning) to a growing spillover of Haredi residents into low-income neighborhoods in mixed cities, where they are creating new Haredi communities and changing the character of the neighborhoods.

The article proposes a "basket" of planning solutions capable of addressing the Haredi community's need for nearly 200,000 housing units over the next two decades, with attention both to specific areas of demand, and to current market feasibility. A basket of this kind should take into account current demographic growth, the diverse groups within this population, and change processes in the Haredi sector.

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