

Socio-Spatial Outcomes of "Clear and Rebuild" Housing Redevelopment Projects

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Israel's urban renewal program, known as "Clear and Rebuild", aims to demolish, rebuild and densify existing built-up environments. In public and professional discourses, the program has been associated both with hopes for social benefits and with concerns over displacement. So far, however, the ongoing debate has been based on little empirical evidence. This paper analyzes six completed "Clear and Rebuild" projects in the Tel Aviv metro area. Based on a survey of residents and demographic data, we offer an socio-economic analysis and a demographic trajectory of each project. Outcomes vary between projects in terms of actual displacement and the levels of tension between newcomer and veteran residents. Based on our findings we suggest a typology of three project types that differ in their neighbor relations, real estate value and regional competitiveness. Moreover, while the policy debate on social outcomes of urban renewal tends to focus on community cohesion specifically at the housing project scale, we argue that these outcomes are rooted in neighborhood and metro-scale factors such as neighborhood effects and housing market trends.

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