

Abstracts

from the Hebrew University. Ettinger previously worked at the environmental NGO Adam Teva V'din - The Israeli Union for Environmental Defense as the director of the organization's Legal Aid Center. oriettinger@tauex.tau.ac.il

***Sebastian Wallerstein** is the director of the Israel Affordable Housing Center at the Faculty of Law, Tel-Aviv University. He has a BA in Economics and Political Science from Tel Aviv University and a M.Sc. in Urban and Regional Planning from the Technion - Israel Institute of Technology. Wallerstein has been working in research and policy promotion in the field of affordable housing and social aspects of urban development for more than a decade. In the past, he worked at the City of Bat Yam's Department of Urban Planning, where he was responsible for promoting urban-renewal plans and housing policies. seba@tauex.tau.ac.il*

National Outline Plan One: Plan, Law, Language

Moti Kaplan

National Outline Plan One was prepared following a Government Decision in 2012: "Due to the proliferation of national outline plans..." accordingly "To bring about one plan, which will unite all the outline plans...simple and clearly". The plan's opening chapter presents general principles, definitions and planning arrangements that are common to all national planning chapters. The plan combines national outline plans on two topics: open areas (forests, nature reserves, streams, coasts) and infrastructure: water, energy, roads. Its language is simple, accessible, avoids details and sets rules that can be applied to specific cases. NOP One lays the golden path in national planning, combining development and conservation needs. Its approval marks maturity in planning discourse, mutual respect, and mediation between tensions. The plan added more than 70,000 hectares of protected open space, endorsed by the Ministries of Housing, Energy and Transport, and delineated national infrastructures supported by the "greens". Everyone put the country's needs before their own, not necessarily in the area of their remit. NOP One is not only on paper, but also in awareness. Over the years of preparation dozens of planners participated and were exposed to its language and process. Plans being made today in planning institutions adopt its language. Its clarity and conciseness may give the Israeli planning system a new face and spirit. The government approved NOP One on January 12, 2020. NOP One is done but not over. Many others are expected to follow. Hopefully, the process will continue, and all national outline plans will use its format and language.

Nava Kainer-Persov, PhD, is an architect and urban planner, specializing in urban regeneration, a lecturer at the Faculty of Architecture and Town Planning at the Technion-Israel Institute of Technology. She received her B.Arch (1998) from Bezalel Academy and was awarded the America-Israel cultural foundation prize, with a scholarship to the Cooper-Union School of Architecture, NYC, and her MSc and PhD in urban planning from the Faculty of Architecture and Town Planning, Technion; her PhD dissertation was awarded the excellence prize by the Israel Planners Association. Kainer-Persov has practiced architecture and urban planning in NYC and Jerusalem in the private and public sectors. Fields of research: urban regeneration strategies, housing policy, social-spatial equity, urban paradigms, affordability and urban networks that promote urban resilience. nava.kainer.persov@gmail.com

In the Planning Field

Planning Social Housing in Israel: Policies and Practical Tools

Ori Ettinger and Sebastian Wallerstein

The development and adoption of policies on social housing is necessary in order to address social concerns that are highly influenced by urban planning processes. These include questions such as: Who will live in the city and what will be their socio-economic status? How diverse will the city be? Will households of various income levels be able to afford adequate housing? How will housing policy influence specific vulnerable groups such as the elderly, single parents or large households? Also, what interventions are required to meet the objectives of a particular social housing policy? This article describes the rationale for creating social housing policy documents at the local-city level and follows the first attempts to apply such a tool in local governments in Israel. Then it discusses recent changes in the Israeli law regarding Affordable Housing regulation (specifically amendment no. 120 to the Planning and Building Act). The new regulation enables district planning committees and 'independent' local planning committees to increase density to supply affordable housing, and also redefines 'Affordable housing' as housing that is rented for 20%-40% below market rate.

Ori Ettinger is the director of policy promotion of the Israel Affordable Housing Center at the Faculty of Law, Tel-Aviv University. She holds an LLB from Tel Aviv University and a BA in Sociology, Anthropology and Middle East History