

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

Urban Renewal in Arab Society - A Generative Project in Sakhnin

Noa Zarmon Behrendt and Michal Sorek

Urban renewal in Israel depends heavily on private entrepreneurs and private economic investment and takes place mainly in areas of high demand for housing that can generate profit. As a result, urban renewal in the periphery is rare and totally absent in minority societies such as the ultra-Orthodox and Israeli-Arab society. This dismal outcome has led the Israeli Urban Renewal Authority to understand that Israeli-Arab society needs specialized mechanisms to implement urban renewal and increase housing stock. Public spaces in Israeli-Arab society are almost non-existent, and mostly neglected or abandoned. Thus, urban renewal goals in Israeli-Arab cities include creating and improving public space. These cities developed spontaneously without orderly planning processes. Here we describe the work process in five Israeli-Arab cities, offering an innovative urban renewal process tailored for the Israeli-Arab context. The process included an initial planning brief, detailed pre-planning, determining the challenges and barriers in the social, economic, legal and planning domains, and the adjustments required before beginning detailed planning. We present the process carried out so far for the city of Sakhnin, which includes the planning schema, alongside the challenges that the planning team faced, and the proposed solutions. It became clear to the decision-makers that to drive such processes in Israeli-Arab society, an investment of funds is required in order to produce generative projects that will set a successful and positive example and will motivate the local authority, residents and future entrepreneurs.

Architect Noa Zarmon Behrendt holds a bachelor's degree in architecture and a master's degree in urban design from the Bezalel Academy of Art. For the past decade, she has been promoting plans and outlining planning principles in the field of urban renewal. She currently serves as the Director of Special Projects Planning at the Government Authority for Urban Renewal and leads, among

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A Paradigm Shift in Israel's Housing Regeneration Programs: From Social Agenda to the Economic Renewal of the Housing Stock

Nava Kainer-Persov

This article examines the paradigm shift in the perception and the role of urban regeneration programs in Israel as a state-led planned policy since the early 2000s. In order to understand this fundamental shift, the paper reviews the three main housing regeneration programs that have taken place in Israel, since its inception: a) 'Construction & Evacuation' (Binuy & Pinuy in Hebrew) known as the Almogi plan of the 1960s; b) 'Neighborhood Rehabilitation' a social-physical plan (without demolition) of the 1980s; and c) 'Urban Regeneration' in the way of 'Clearance & Construction' (Pinuy & Binuy in Hebrew) a physical-economic plan from the beginning of the 2000s. The chronological review forms the basis for a comparison between the programs. Five indicators were identified for the evaluation: (1) the aim of the plan; (2) the organizational structure of the plan; (3) the scope of the plan and its spatial distribution; (4) the degree of public participation in the project, and (5) the compensation to the residents as a result of the urban regeneration project. Significant differences were found in each of the indices examined which led to the conclusion that a paradigm shift occurred in urban regeneration in Israel. Moving from state welfare to an economic deal, the current regeneration program creates differentiation and distinction between residents and places on the basis of tenure and location. Concluding remarks highlight the main differences between the programs to enable policy makers and scholars to learn from past experiences, and to promote social justice in the current regeneration program in Israel.

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 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