

Beyond an Experiment: Long-Term Rental Housing in Israel

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ABSTRACT

The issue of housing costs and the right to adequate and affordable housing has been central to the Israeli policy agenda over the last decade, since the 2011 social protests. The demand for changes in the housing sector responded to three main issues: increasing costs of living, high socio-economic disparities, and government policies supporting housing as an acceptable form of investment. Government housing policies over the last decade focused primarily on home ownership, including streamlining planning procedures to speed up and increase the supply of new housing as well as land subsidies to reduce the cost of housing for first-time buyers. This article examines a much less studied parallel set of policies in support of long term rental housing, a new form of tenure for Israel. The article is based on analysis of legislation and planning regulations, policy documents, media reports and extensive interviews with key decision makers. It maps and analyses the main policies supporting long-term rental housing in Israel, raising questions for the future of this emerging model.

Keywords: housing policy; affordable housing; long term rental; Israel

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