

# Housing as a threatened tool for Arab in East Jerusalem

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## 1. Introduction:

### 1.1 Background:

Visions for any development of Jerusalem, is considered a difficult process. The planning of the city is related to the political situation, the propaganda and by the claims of sole dominance of the Israeli authorities over both sides of the city (West and East Jerusalem), which make any development plans prepared according to a political plan serving the ethnic policy of the Ministry of Interior.

The struggle for land was and still the core of the Palestinian –Zionist conflict , since the appearance of Zionist movement by the end of the nineteenth century-a land without a people for a people without land- its main saying.

Israeli authority reflected the saying through exploiting planning in housing sector, for increasing their control on east Jerusalem land - the highest rate of investment in it in comparison to other cities (80 % of total investment)-.

However, the quality of output in this sector is threatened by severe planning regulations and restrictions, as well as expropriation of land. The density problem is a result of the Israeli housing and planning policy, which has aimed at restricting Palestinian construction and development.

According to this vision, Israel is trying in different way to annexed lands from Arabs in East Jerusalem through official ways.

## ***1.2 Objectives of the Study:***

The main purpose of this paper is to study:

1. The demographic changes which happened to the east of Jerusalem.
2. Relation between the changing, which happened in population, and the increasing in the demand for housing.
3. Israeli authority policies that used to face the demographic changes in east and west part.

## ***1.3 Methodology:***

There is no systematic methodology used in this research, however for achieving the objectives of the study, the following approach has been followed:

### ***1. Preparation and data collection:***

This step included the data collection, which were based on different international and local articles

### ***2. Site analysis:***

As the data has been obtained, analysis done. The author edited Jerusalem plans in different years to show all changes happened to the east part of the city in housing sector.

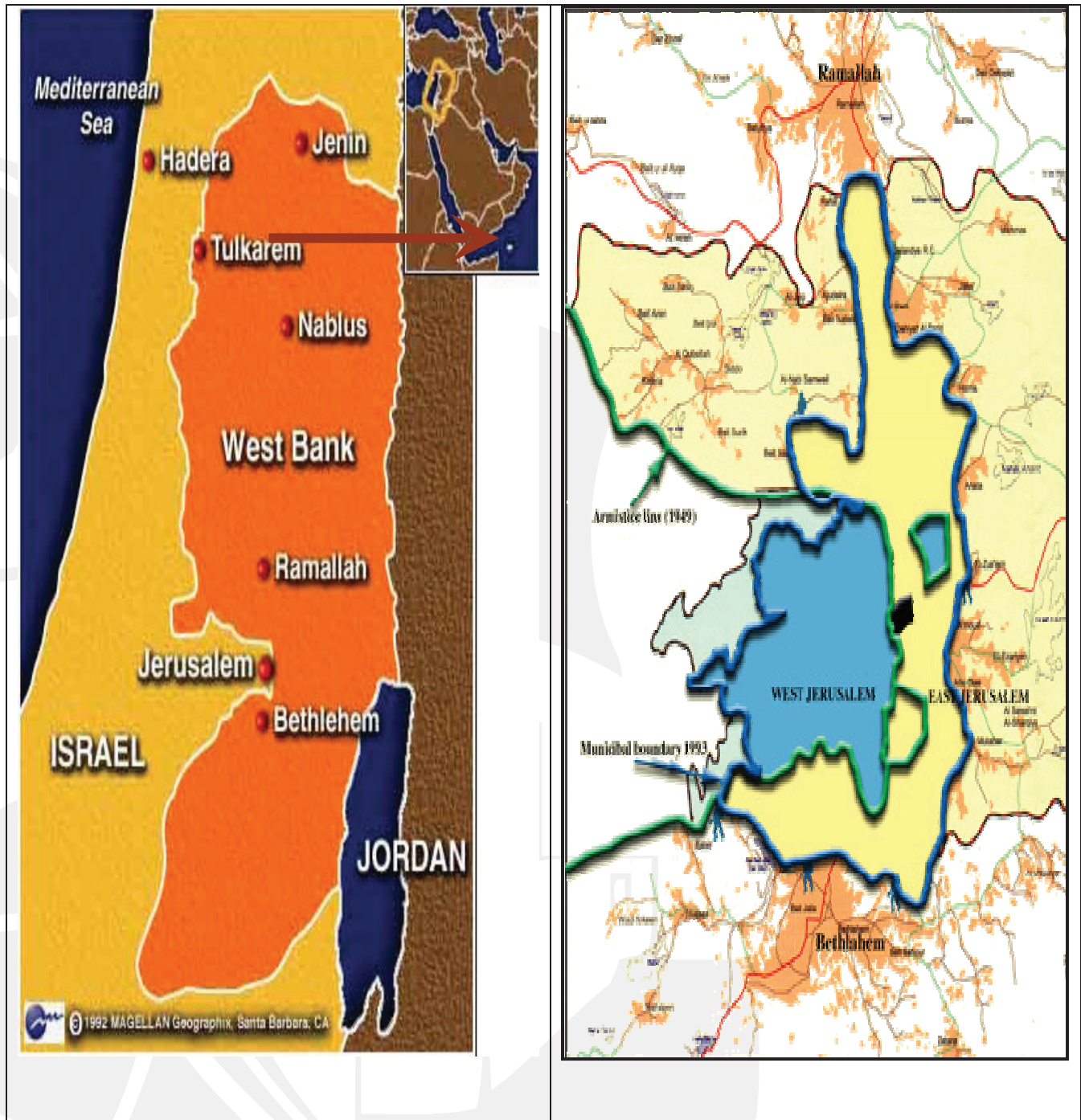
## ***1.4 Study Site, Jerusalem:***

### ***1. Location:***

Jerusalem is located in 31°46'45"N, 35°13'25"E, it is about 750 m above sea-level north of the Temple Mount (**Fig 1.1**).

## 2. Topography:

Jerusalem is surrounded upon all sides by valleys, mainly five ones, dividing the city from south to east and from north to west.[15]



**Figure (1.1):** Jerusalem Location.

**Source:** <http://edition.cnn.com/2001/WORLD>.

### **3. *Histroy:***

The city is believed to have been first built and founded by Canaanite peoples, was named *Urušalim*, meaning "the city of peace". For about four centuries, Jerusalem served as the capital of the southern Kingdom of Judah. It continued to be the capital of Judah and center of Jewish worship for another four centuries under the Hasmonean Kingdom. Jerusalem have been captured by Crusade, 1099 .After that the city came under the Roman and Byzantine rule, until it was taken by the advancing Muslim forces. A series of conquests has happened until Jerusalem and its environs fell to the Ottoman Turks. In 1917, the city became under the British mandate by General Allenby. During this period, Britain was entrusted with establishing a Jewish National Home in Palestine. As the British Mandate of Palestine was expiring, the 1947 UN Partition Plan recommended that Jerusalem should control by them. At the end of the 1948-49 war, Jerusalem found itself divided between Israel and Jordan. From 1949 until 1967, west Jerusalem was part of Israel, and East Jerusalem was part of Jordan. Then Israel captured eastern Jerusalem from Jordan in the 1967 war. In 1980, Jerusalem became the capital of Israel, while East Jerusalem is being claimed as the intended capital of a future Palestinian state. [15]

## **2. *Housing:***

### **2.1- *Foreword:***

Housing is a basic human requirement of any civilized society. With the growth of urbanization, cities have been expanding rapidly in the last few decades, which has resulted in haphazard growth of urban areas as well as acute housing shortage. Planning for housing was established to ensure the development of urban areas and create an enabling environment to provide affordable housing. [14]



**Housing (shelter)**, a permanent shelter for human habitation. Because shelter is necessary to everyone, the problem of providing adequate housing has long been a concern, not only of individuals but of governments as well.[16]

From the beginning of civilization, attention has been paid to the form, placement, and provision of human habitation. The earliest building codes, specifying structural integrity in housing construction, are found in the Code of Hammurabi.

With the appearance of industrial revolution, people starting to move to cities in unprecedented numbers. These numbers started to threaten the cities since the housing- in developing nations and poor parts of developed countries- continues to be of insufficient quality and does not meet the demand of some parts of the population.

Providing adequate housing has a direct relationship with no of population, controlling on the number of residents of an area such as a city was and still the main target for governments.

Next sections will study the development of population which occurred during different periods. These study will help in having an overview for policies which created to reduce the appearance of Palestinian in the city.

### **3. Jerusalem Population through History:**

#### **3.1 Population 1831 – 1961:**

According to Ottoman statistics in the year 1831, 11,000 people resided in Jerusalem, 27.3 % Jewish and the remaining are Palestinians; by 1920, there was essentially a 50/50 parity between the Palestinian and Jewish residents. At the end of 1947, the number of residents in Jerusalem reached 164,500(60.4% Jewish). [4]

The Jewish increasing continued, that by 1961 a reversal had occurred in the 1831 data: Jews had come to represent nearly three-fourths of the population of Jerusalem, due to many reasons:

1. Immigration: for religious reasons during the nineteenth century.
2. National identity factors, political, economic and ideological motives, during the twentieth century.
3. All Jewish neighborhoods in the west were included in the British Mandate municipal boundaries

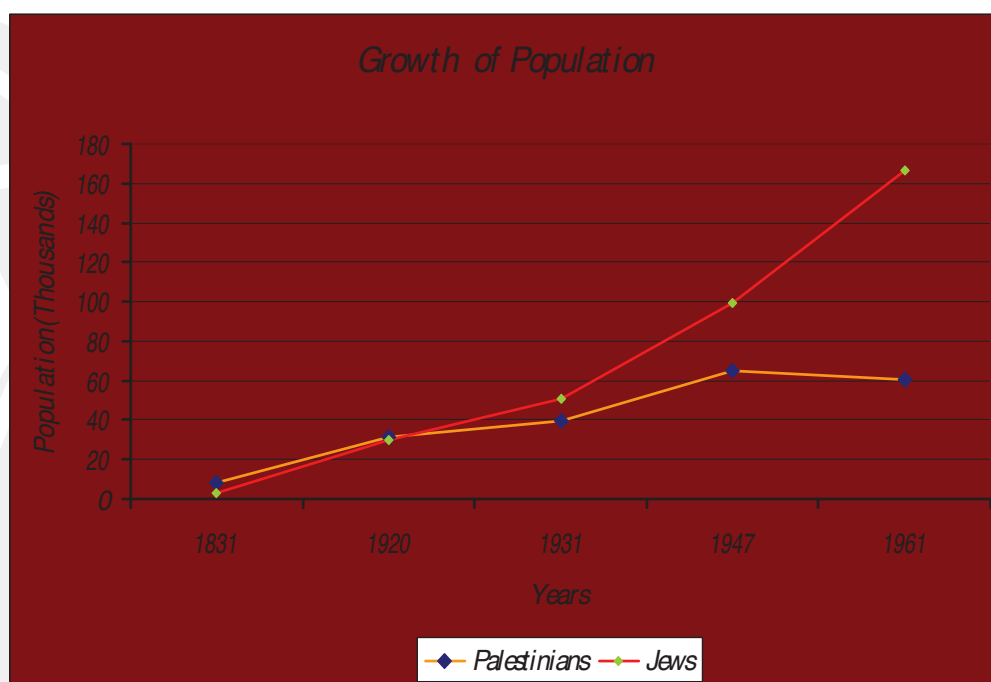
But the increasing of Palestinian population can be attributed primarily to natural growth, and it should also be noted that most of the Palestinian villages of Jerusalem were not included in British plans, for instance in MacLean plan 1918, the open area was designated for a residential with a 55% in the west of the city without taking into consideration any growth or development in the east part. Geddes was the same of MacLean in planning Jerusalem however it raised the percentage for development and building to 66% in the west part. In Ashabee plan a 64% of the land was considered as built up areas. Moreover the appearance of the east city started to be obvious through Kendall plan, but in Rau and Shviv, they both plan for west part with a limitation to east.[9]

The exclusion of the Palestinian villages is significant: before 1948, 66 Palestinian villages surrounded the city, and more than 85,000 Palestinians lived within them which occupied 60% of Jerusalem population.

**Table (3.1):** No of residents through selected years (1831-1961).

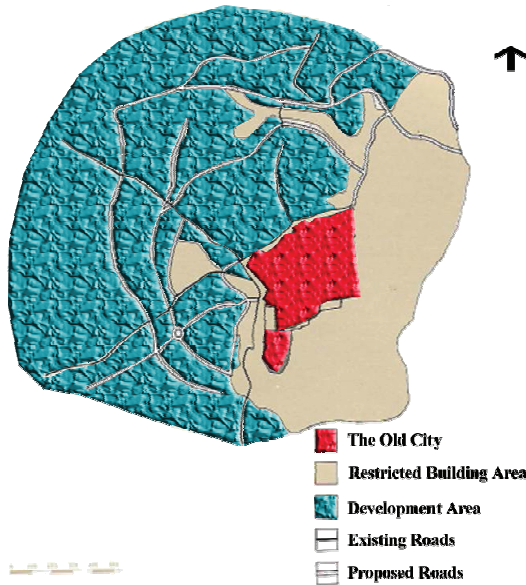
|                     | 1831  | 1920   | 1931   | 1947   | 1961    |
|---------------------|-------|--------|--------|--------|---------|
| <b>Palestinians</b> | 8.000 | 31.000 | 39.229 | 65.100 | 60.488  |
| <b>Jews</b>         | 3.000 | 30.000 | 51.000 | 99.400 | 166.300 |

**Source:** The Encyclopedia of Palestinian Cities.

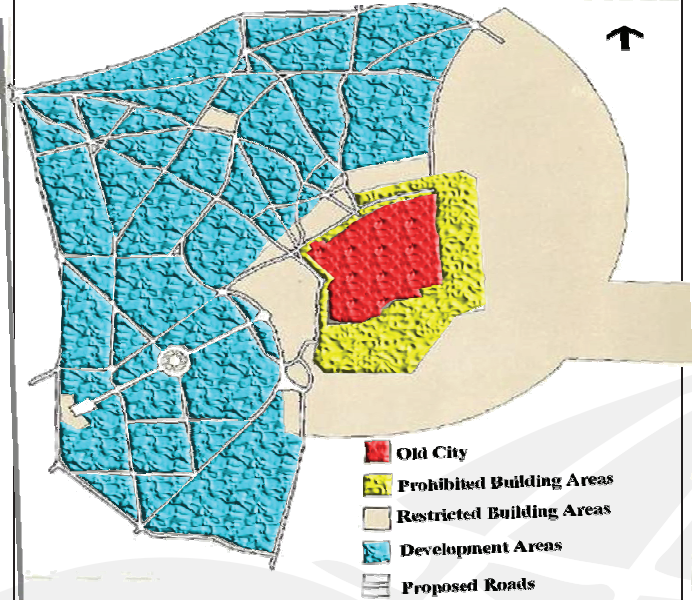


**Chart (3.1):** The population development in Jerusalem (1831-1947).

**Source:** The Encyclopedia of Palestinian Cities.

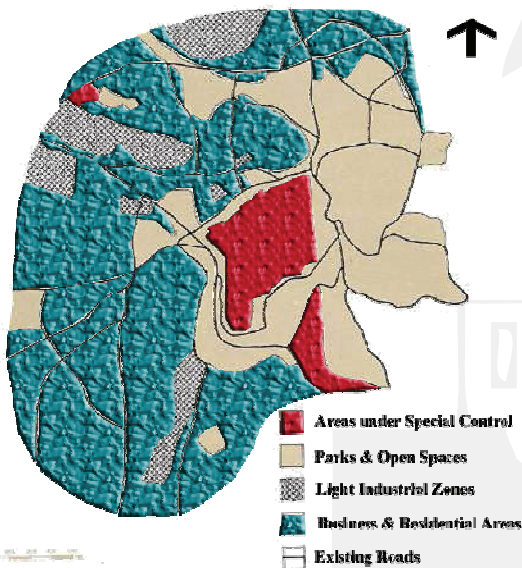


**Figure (3.2):** Geddes Plan 1919.  
*Source:* Planning Jerusalem 5, edited by author

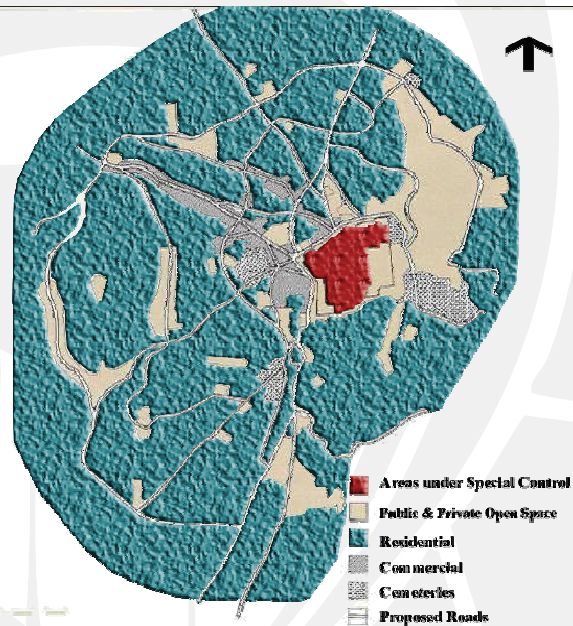


**Figure (3.3) :** Mclean Plan 1918.  
*Source:* Planning Jerusalem 5, edited by author

By 1947, before the Nakba, the Jewish population had increased to 60.4 percent and the Jews outnumbered the Arabs by a 3:2 ratio.

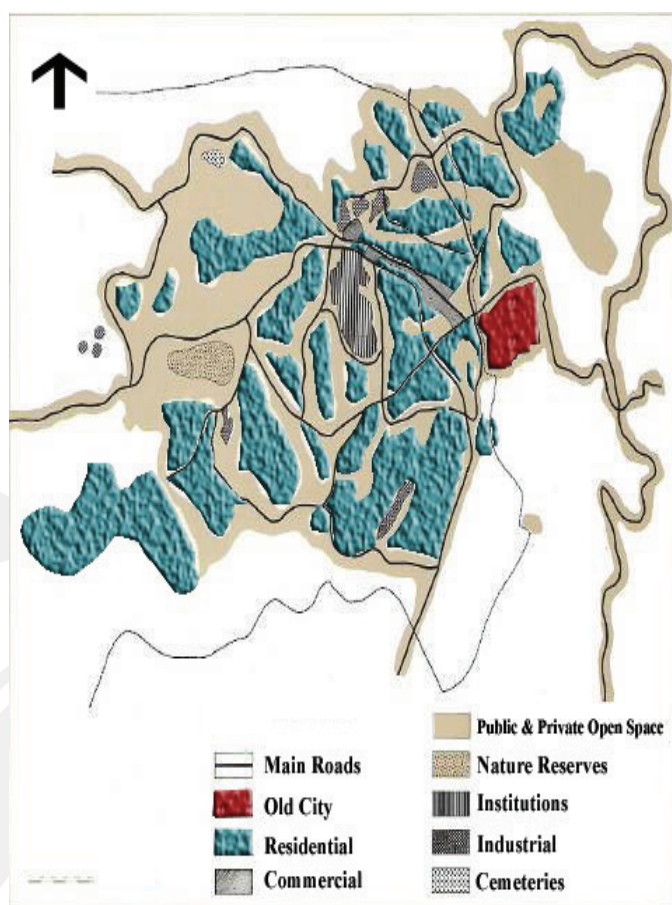


**Figure (3.4):** Kendell Plan 1944.  
*Source:* Planning Jerusalem 5 edited by author



**Figure (3.5):** Geddes-Ashbee's Plan.  
*Source:* Planning Jerusalem 5, edited by author





**Figure (3.6):** Rau Plan.

*Source:* Planning Jerusalem 5; edited by author

### ***3.2-Population 1967 – 2005:***

After the Israeli occupation of the West Bank and Gaza in June 1967, the problem of urban growth was taking into consideration, which was a reason for Israel to annex the eastern part of the city. On June 28, 1967, the Israeli Knesset passed a law formally extending Israeli laws, jurisdiction, and civil administration over Arab East Jerusalem. Following the 1967 occupation of East Jerusalem, Israel conducted a census which classified Palestinians within the newly created municipal boundary as “Permanent Residents of the State of Israel.” Jerusalemites that were not recorded were classified as “absentees” and lost their right to live in the city [10].

Related to that the population within the Israeli Municipal Boundary of Jerusalem (East and West) after the June occupation was a total of 266,300: 68,600 Palestinians (25.8 %) and 197,700 Israelis (74.2 %). According to the Israeli Central Bureau of Statistics, in 2003, the population of Jerusalem was 693,200: 464,500 Israelis (67 %) and 228,700 Palestinians (33 %). The population of Jerusalem reached 719,900 at the end of 2005 (on 30.9.06 it was 729,100). The Palestinians numbered 244,800 constituting 34% of Jerusalem population; the Israelis numbered 475,100 constituting 66% of the population.

Since 1980 the Israeli authorities have restarted to use old plans without taking into consideration the natural growth of the Palestinian population in the 40 years since the plan was drawn up. The plans have not been displayed, their existence came to public notice in 1980 and 1985.

Between 1967(Fig 3.7) and 2005, the number of residents in Jerusalem rose by 170.3 %, 140.3 % for Jewish and 256.8 % for Palestinians.

However the Palestinian Central Bureau of Statistics, estimated the Jerusalem Palestinian population in the end of 2003 to be 254,099, a number 26,099 higher than the Israeli statistic for the end of 2003 and in 2005 to be 251,300, a number higher than the Israeli statistics. The gap in the data may arise from a different conception of the Jerusalem boundaries and from the fact that the Israeli statistics do not take into account Jerusalemites who live in the city but do not hold an Israeli identity card.

The number of Palestinians, who live in the areas surrounding the Israeli Municipal Jerusalem but within the Jerusalem Governorate, as defined by the Palestinian National Authority, reached 149,150 in 2005. The biggest localities within this region are Ar Ram (24,780) Al Eizariya (17,142), Abu Dis (11,932), Kafr Aqab (10,257) and Anata (9,315). These data do not include residents who hold the East

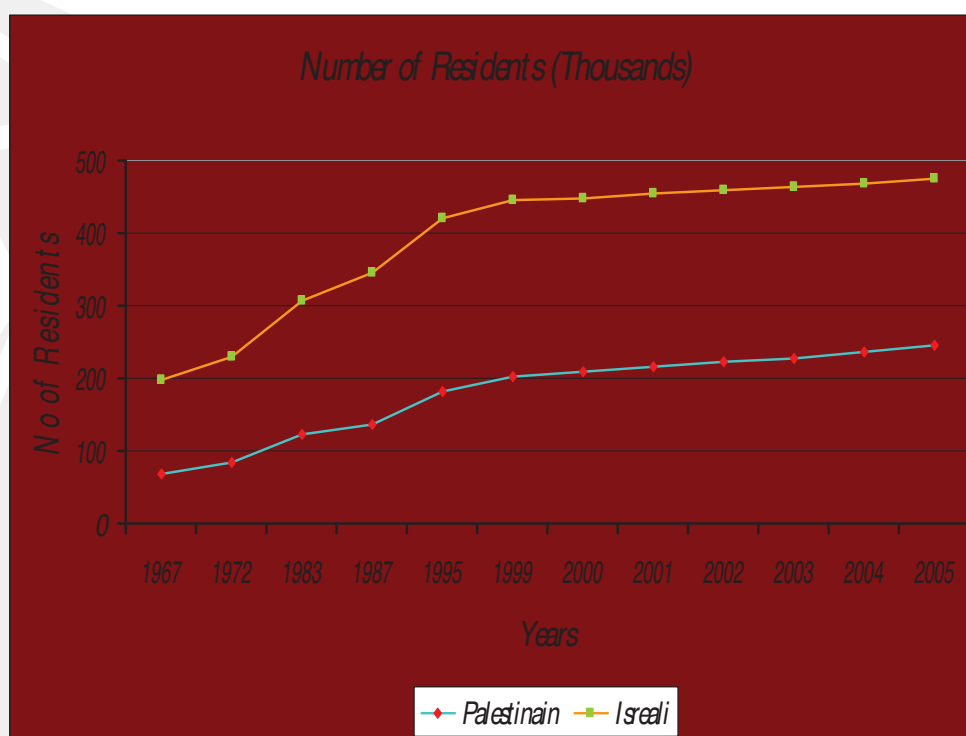


Jerusalem ID card; when they are considered, the population in Ar Ram, for example, is estimated at 55,000.

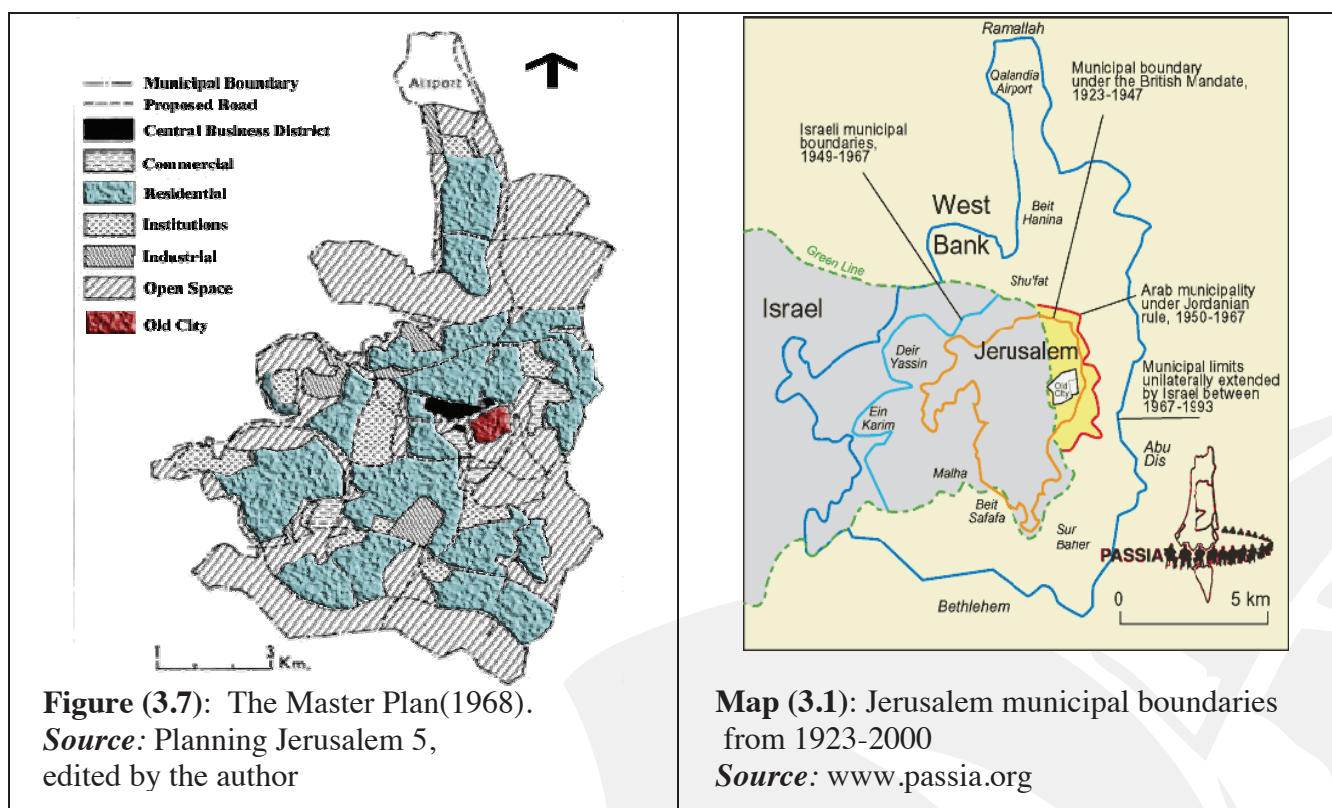
**Table (3.2):** Population of Jerusalem (1967-2005).

|                    | 1967  | 1972  | 1983  | 1987  | 1995  | 1999  | 2000  | 2001  | 2002  | 2003  | 2004  | 2005  |
|--------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| <b>Palestinian</b> | 68.6  | 83.5  | 122.4 | 136.5 | 181.8 | 201.3 | 208.7 | 215.4 | 221.9 | 228   | 237.1 | 244.8 |
| <b>Israeli</b>     | 197.7 | 230.3 | 306.3 | 346.1 | 420.9 | 444.9 | 448.8 | 454.6 | 458.6 | 464.3 | 469.3 | 475.1 |

**Source:** [http://www1.cbs.gov.il/shnaton57/st02\\_](http://www1.cbs.gov.il/shnaton57/st02_).



**Chart (3.2):** Population of Jerusalem (1967-2005).



### 3.3 Population Growth:

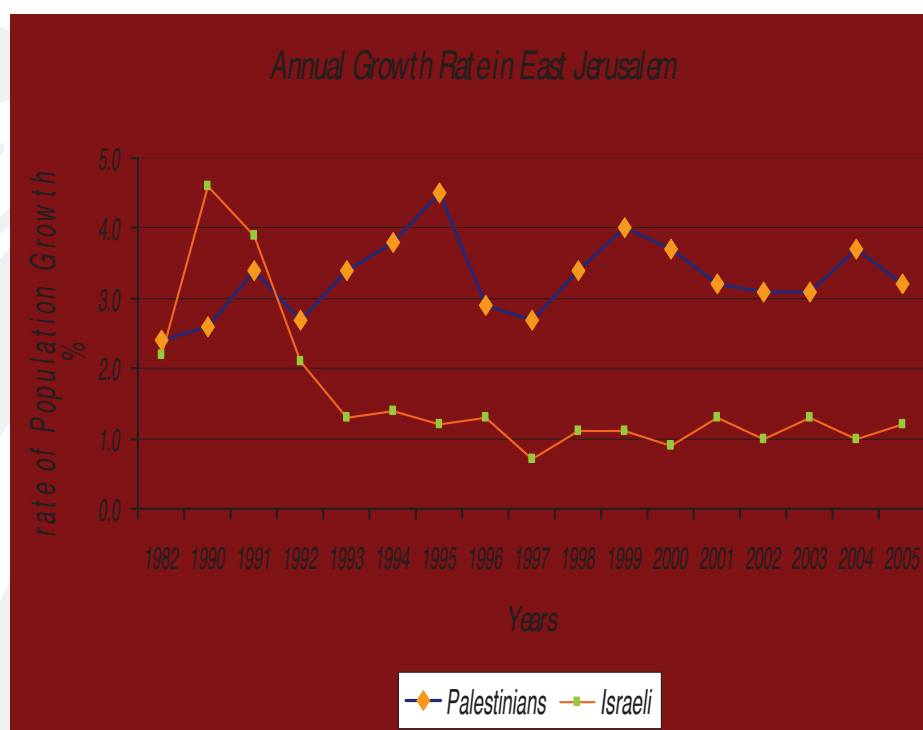
The data below showed the annual growth rates of Palestinians and Israelis in selected years. (**Table 3.3**) shows that the Israeli rate of population growth dropped from 2.2% in 1982 to 1.2% in 2005. For the same period, the Palestinian rate of population growth rose from 2.4 in to 3.2%.The Palestinians population growth is related of high natural increases and positive immigration into the city.

The annual growth of Jerusalem municipality population in 2005 was 1.9%, for Israelis it was 1.2%, while among the Palestinian was 3.3.

**Table (3.3):** Annual Growth Rate %.

| Annual Growth Rate % |      |      |      |      |      |      |
|----------------------|------|------|------|------|------|------|
|                      | 1982 | 1992 | 2002 | 2003 | 2004 | 2005 |
| <b>Palestinians</b>  | 2.4  | 2.8  | 3.1  | 2.6  | 3.7  | 3.2  |
| <b>Israelis</b>      | 2.2  | 2.1  | 1.0  | 1.0  | 1.0  | 1.2  |

*Source:* The Jerusalem Statistical Yearbook.



**Chart (3.3):** Annual Growth Rate.

### 1. Birthrates:

Birth Rate For Palestinians were high in 1972 – 50.4- and dropped in 1987 which was resulted from the first Intifada ,how ever it started to increase till 1995 – Peace Process- and dropped again till it reached 27.8 in 2005. With a comparison with the birth Rate for Israeli it decreased from 29 in 1972 till it reached 22 in 2005.

**Table (3.5):** Birth Rate in thousands.

| Birth Rate/Thousand |              |         |
|---------------------|--------------|---------|
| Years               | Palestinians | Israeli |
| 1972                | 50.4         | 29      |
| 1987                | 28.3         | 28.8    |
| 1995                | 38.1         | 26.3    |
| 2000                | 34           | 24.1    |
| 2001                | 34           | 24.7    |
| 2003                | 32.5         | 25.2    |
| 2005                | 27.8         | 22      |

*Source:* The Jerusalem Statistical Yearbook.



**Chart (3.4):** Birth Rate in thousands.

## **2. *Immigration:***

Any growth happened for Israeli citizens in Jerusalem had a direct or indirect relation with immigration. Despite the fact that 55,700 Russians have immigrated to Israel and settled in Jerusalem since the early 1990s, which illustrate 12 % of the city's Jewish population, Jerusalem absorbed fewer immigrants than other Israeli cities. However the net Jerusalem Jewish migration is negative; the city is losing approximately 1% of its Jewish population yearly.

The data for the year 2002 illustrates this trend:

1. 9,700 Jews migrated to Jerusalem but 16,400 left, a decline of 6,600.
2. Between 1990 and 2002, 125,500 Jews migrated to Jerusalem, compared to 207,400 who left. The migration balance for this period is about 81,700.
3. In the 1990s, 54 % of the Jews who left the city moved to settlements in the occupied areas around Jerusalem, while 27 % who left moved to localities in the west part of Jerusalem.

### **3.4 *Population Distribution:***

All the above information is reflected on the ground through the distribution of Arab in east Jerusalem:

1. 40% live mainly in the old city
2. 14.7% living in the southern neighborhoods (Jabal Al Mukabbir, As Sawahira Al Gharbiya, Sur Bahir, Um Tuba, and Beit Safafa).
3. 29.2 % live in the northern part of the city (Kafr Aqab, Beit Hanina, and the neighborhood and refugee camp of Shu'fat).

## **4. Housing and land use:**

### **4.1 Introduction:**

Israeli policies used housing in East Jerusalem to limit the Palestinian population in the city to some 25 % of the combined East and West Jerusalem population, with no regard for the natural population growth or needs of Palestinians. There are around 1.15 million Arabs living in Israel which is about 18% of the total population of Israel and will double in the year 2020. Despite of this, it is hardly to say any thing about developing the Arab villages and towns – according to the natural growth- without solving the issue of land sovereignty and widening Jerusalem boundaries. However Israel does not offer free land market, land in Israel is not for sale, but for mortgage for 49 years ([www.btselem.org/28-3-2008](http://www.btselem.org/28-3-2008)) which impedes the development of Palestinian areas.

Only a small proportion (9%) of the total land was allocated for Palestinian housing. Furthermore, licensing requirements and procedures are lengthy and extremely costly which effect housing development.

There are nearly 20 % of Palestinian families live in high density houses (3 or more persons / room) compared to only 1.5 person of Jews. The lack of housing projects for the needy and young couples and the lack of mortgages available add to this dire situation ([www.palestinecenter.org/20-3-2008](http://www.palestinecenter.org/20-3-2008)).

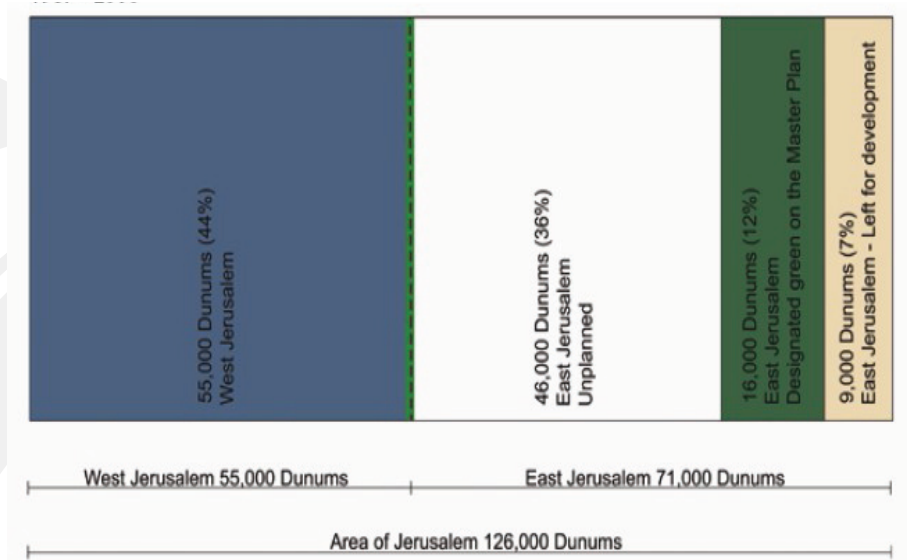
Two other major issues affecting housing development in East Jerusalem are (a) the type of ownership and (b) the price and the land ownership since they are classified as masha' (i.e., more than one owner).

According to these policies the price of land in East Jerusalem has multiplied 1500%, an average increase of 40 % / year ([www.ir-amim.org.il/22-4-2008](http://www.ir-amim.org.il/22-4-2008)).



#### 4.2- Available Land and Housing Density:

Through Israeli zoning ordinances large areas of Palestinian private land (more than 40 %) in East Jerusalem were designated “green areas”. According to that building and development is prohibited, however only 7% left from the total area of Jerusalem (or 12.7 % of the area of East Jerusalem) available for the Palestinian housing and community development needs (**Fig 4.8**).



**Figure (4.8):** Decrease in Land areas allocated for Palestinian Development in East Jerusalem 1967-2006.

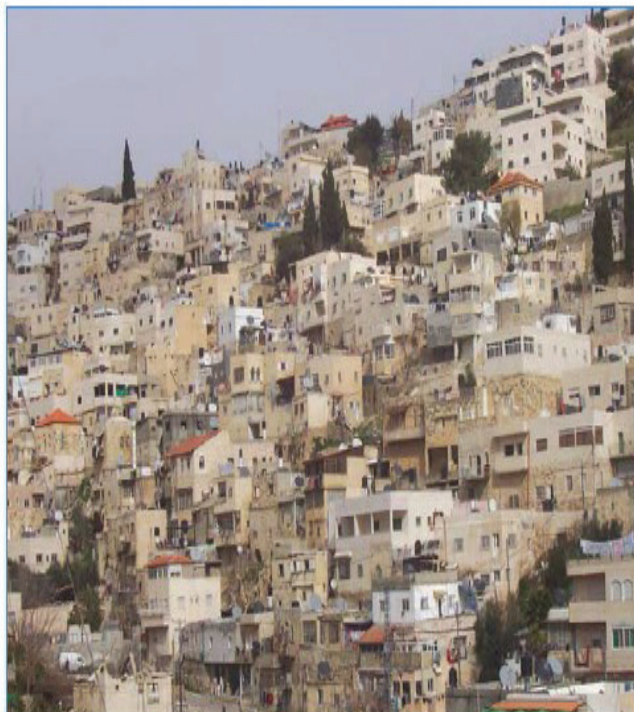
**Source:** R. Khamaisi: *the Housing Sector in Jerusalem* p79

At the end of 2005, there were approximately 47,000 families (5.2 average family size) in East Jerusalem. The household average size among Palestinians was 5.6 compared to 3.2 among Israelis. According to the municipal tax data from 2001, the average size of an apartment in Jerusalem (east and west combined) is 75 m<sup>2</sup>. The average apartment size is 73.8 m<sup>2</sup> in the Palestinian neighborhoods, compared to 76.5 m<sup>2</sup> in the Israeli neighborhoods and settlements. In some Palestinian neighborhoods, such as Shu'fat Refugee Camp reached 35 m<sup>2</sup>. The resulting room density for East

Jerusalem areas in 2001 is 1.9 persons / room, down from 2.3 in 1990, but still almost double the housing density of West Jerusalem ([www.passia.org/22-4-2008](http://www.passia.org/22-4-2008)).

About 62 % of the Palestinians live in a condition of extreme overcrowding. Palestinian neighborhoods occupy the lowest levels of the socioeconomic scale which make the city the poorest one in Israel. Since 1967 until 2004, only about 20,000 housing units have been built by Palestinians that is one apartment for every additional 8 persons. Most of this development was due to private initiative and on family-owned land (**Fig 4.9**).

However, during the same period, 72,000 Jewish settlement housing units were built within East Jerusalem. Most of the Israeli buildings were a government initiative that provided very generous incentives to attract Israelis to the settlements.



**Figure (4.10):** Housing Density in Silwan .  
*Source* : IPCC



**Figure (4.9):** Housing Density in Isawiyya neighborhood 2007.  
*Source* : [www.ipcc-jerusalem.org/22-4-2008](http://www.ipcc-jerusalem.org/22-4-2008)

### 4.3 Building Expansion

By the year 2005 an estimated of 48,039 residential units on an area of 12,000 dunums were already needed by the Palestinian population in Jerusalem. The same study showed that by 2020, 83,333 residential units would be needed to accommodate the Palestinian Jerusalemite population. This number of residential units would require an allocation of at least 16,666 dunums of land for housing in Jerusalem(**Table4.6**).

As shown in (**Fig 4.8**), the land allocated for Palestinian development, including housing, is only 12.7% of the area of East Jerusalem, or a total of 9,000 dunums, an area which is not sufficient for Palestinian housing even today, much less in 2020.

**Table (4.6):** Possible Housing units in approved and unapproved plans for Palestinian neighborhoods and expectations by year 2020.

| Year | Population (Thousands) | Meters per Person (m <sup>2</sup> ) | Average Family Size | Average Apartment Size (m <sup>2</sup> ) | Number of Units Needed | Land Area Needed for Construction (m <sup>2</sup> ) | Total Land Area Needed for Construction (dunums) |
|------|------------------------|-------------------------------------|---------------------|--|------------------------|---|--|
| 2005 | 245                    | 15                                  | 5.1                 | 74                                       | 48,039                 | 3,554.80  | 12,009 (4 units per dunum)                       |
| 2010 | 278                    | 20                                  | 4.8                 | 96                                       | 57,916                 | 5,556.00  | 14,479 (4 units per dunum)                       |
| 2015 | 324                    | 22                                  | 4.6                 | 101                                      | 70,435                 | 7,113.90  | 15,652 (4.5 units per dunum)                     |
| 2020 | 375                    | 25                                  | 4.5                 | 112                                      | 83,333                 | 9,333.30  | 16,666 (5 units per dunum)                       |

**Source:** R.Khamaisi, conflict over housing Pg 35.

## 5. Findings:

- The expected number of population in Jerusalem until year 2020 is 950,000 people.
- The future plan for Jerusalem does not clarify the number of Arab residents until year 2020, and suggests a number of scenarios for growth in the number of residents, according to that the plan suggests the conclusion that the growth in the number of Arab residents between years 2000-2020 will reach 60% of the total growth and 40% for the Jewish residents.
- Since the general growth in the number of the population of Jerusalem between years 2000-2020 will reach 292,100 residents. Therefore, the growth in the number of the Arab residents will be 175,260 people (60% of the total growth), and the Jewish residents 116,840 (40% from the total growth).
- This indication for the high percentage of the Arab inhabitants in the city is not based on providing services for them according to their growth however it was used as a political tool for having policies to limit this growth.
- Suggestion a radical changes in the conditions which influence the positive immigration to the city (i.e., the Jewish residents), and in the conditions which might influence the difference in the growth of population among the Arab and the Jewish residents. These conditions are related to other topics, such as the security for the Jewish residents, work, housing and education.
- The planners reach the conclusion that the government is the prime influential unit that can affect the current situation in Jerusalem.

- A negative migration influenced the Jewish appearance in the city, the rate of it reached 10% /annual, which means that the percentage of the inhabitants who leave the city exceeds the percentage of inhabitants who enter it.
- The yearly increase of the number of the Arab inhabitants exceeds the growth of the Jewish inhabitants, which is 1000 person a year.
- The percentage of the increase of the Arab inhabitants in the city the last ten years reached 35%; however, the growth of the percentage of the Jewish inhabitants reached 12.8% only.
- The average household size for the Arab inhabitants based on the data from the Central Bureau for Statistics for year 2005, reached 5.21members/family, while among the Jewish inhabitants it reached 3.34 members/family.

## **6. Controlling Population development through policies:**

The continuing rise in the number of the Arabs in the eastern part of Jerusalem led to the attention of the Israeli authorities since this form a fundamental growth threat to the existence of the Jewish city and therefore these authorities worked to reduce the Arab presence through the development of different policies which related mostly in indirect way in controlling the development of housing sector, which can be summarized as follows:

### ***1. According to Israeli Citizen Benefit:***

#### ***- Building and expansion of Settlements:***

Israeli authority tried to achieve this through the migration concept which will be reflected on the ground through continuing building new settlements and adding extra units in the existing one, these plans used to guarantee a Jewish majority in Jerusalem.



Many new settlements will be built on pre-designated “green land” in East Jerusalem such as Har Homa ( Jabal Abu Ghnem) settlement.



**Figure (5.12):** Jabal Abu Ghneim before and after its transformation from forest to settlement.

**Source:** www.arij.org

#### - *Incentives for Building*

Initiating for building housing to attract Jews through financial support to encourage Jewish emigration to Jerusalem. (Fig 5.16).



**Figure (5.16):** Advertisements and incentives encouraging settler activities

**Source:** IPCC 2005

## 2. *According to Arab citizen in the city:*

#### - *Municipal Taxes:*

These taxes are considered one of the main taxes paid by Palestinian who live in East Jerusalem it is called the Arnona. Palestinians are forced to pay this tax; if they do not, they wont be able to achieve vital documents from the Israeli authorities as



identification cards, travel permits, birth certificates for their children. ([www.btselem.org/22-4-2008](http://www.btselem.org/22-4-2008)).

- ***Residency and the “Center of Life”:***

This was done through implementing what is called the “Center of Life policy.” Under this policy, anyone is subject to lose his or her right to live in Jerusalem if they do not prove that municipal Jerusalem is their “center of life.” That is, every Palestinian resident has to pay dwelling, and other taxes and to prove that he/she works and lives within the municipal boundaries and sends his/her children to schools inside Jerusalem ([www.peacenow.org.il/22-4-2008](http://www.peacenow.org.il/22-4-2008)).

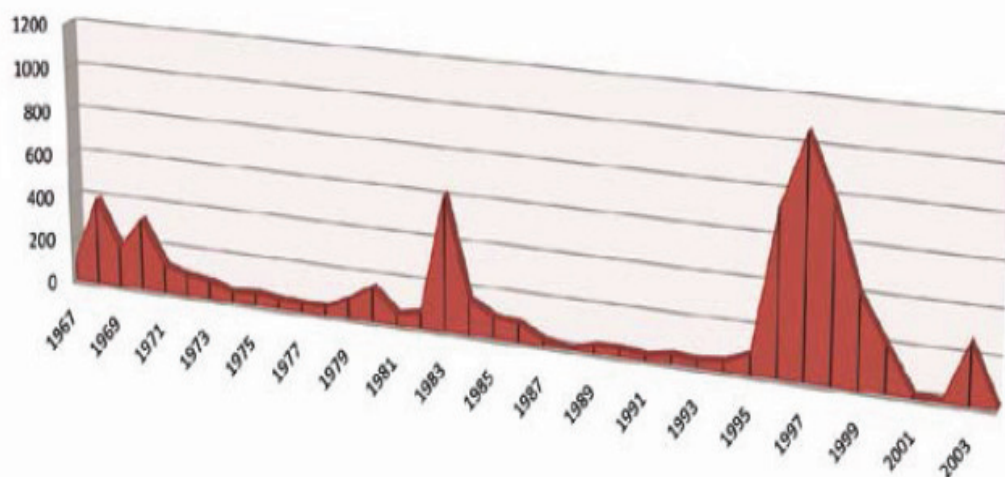
This has caused thousands of Palestinians, who were unwilling to lose their residency rights, to panic and return to live within the municipal boundaries of East Jerusalem. This has added to the housing and neighborhood densities, because many of them returned to live with relatives in the same house, or were forced to hastily build houses without obtaining the required building permits, a process which would have required much time and money.

In contrast, the “legal status” of Palestinian Jerusalemites, as permanent residents of Israel, is a condition for migration to the city. In the 1980s, 40-60 % of Jerusalemites who had the blue Israeli ID cards lived in suburbs around Jerusalem. Since 1996, many have been returning to the city due to the Israeli “Center of Life” policy and closures in the West Bank.

- ***ID Revocation:***

It considered as a part of securing a long-term Jewish majority (**Table 5.7**). Until this day, any Palestinian who is not classified by the Israeli government as a permanent resident of East Jerusalem, must apply for family reunification to reside legally there.

Between 1967 and 2004, at least, 6,400 Palestinians lost their Jerusalem ID cards.  
([www.passia.org/22-4-2008](http://www.passia.org/22-4-2008)).



**Figure (5.11):** Number of Palestinians who lost ID cards and residency rights for selected years 1967-2004

**Source:** [www.btselem.org/22-4-2008](http://www.btselem.org/22-4-2008)

**Table (5.7):** Revocation Statistics.

| Year | No. of revoked ID Cards | Year | No. of revoked ID Cards | Year | No. of revoked ID Cards | Year            | No. of revoked ID Cards |
|------|-------------------------|------|-------------------------|------|-------------------------|-----------------|-------------------------|
| 1967 | 105                     | 1977 | 35                      | 1987 | 23                      | 1997            | 1,067                   |
| 1968 | 395                     | 1978 | 36                      | 1988 | 2                       | 1998            | 788                     |
| 1969 | 178                     | 1979 | 91                      | 1989 | 32                      | 1999            | 411                     |
| 1970 | 327                     | 1980 | 158                     | 1990 | 36                      | 2000            | 207                     |
| 1971 | 126                     | 1981 | 51                      | 1991 | 20                      | Till April 2001 | 15                      |
| 1972 | 93                      | 1982 | 74                      | 1992 | 41                      | 2002            | No Data                 |
| 1973 | 77                      | 1983 | 616                     | 1993 | 32                      | 2003            | 272                     |
| 1974 | 45                      | 1984 | 161                     | 1994 | 45                      | 2004            | 16                      |
| 1975 | 54                      | 1985 | 99                      | 1995 | 91                      |                 |                         |
| 1976 | 42                      | 1986 | 84                      | 1996 | 739                     | <b>Total</b>    | <b>6,396</b>            |

**Source:** [www.btselem.org](http://www.btselem.org) (22-4-2008).

- ***Demolishing Housing and Building License policy:***

Unlicensed - and thus 'illegal' - construction provides to demolish Palestinian homes (**Fig 5.17**) (over 2,500 since 1967). As a result of these discriminatory policies, thousands of Palestinian Jerusalemites live under severely over-crowded or similarly inadequate conditions. B'Tselem's statistics count 706 house demolitions in East Jerusalem in the period 1987-2005, incl. 104 in 2004, 94 in 2005 and 32 as of 31 Aug. 2006(**Fig5.18**). In 2004, the Israeli authority demolished 53% of the illegal structures which located in East Jerusalem, compared to 26% in West Jerusalem.



**Figure (5.17):** Demolishing a house in East Jerusalem.

**Source:** [www.arij.org](http://www.arij.org)



**Figure (5.18):** Demolished house in ATtur neighborhood in Jerusalem.

**Source:** IPCC2005

- **Obstacles for Movement**

Closure of Jerusalem to the movement of Palestinians were limited because of military physical barriers around Jerusalem such as check points and separation wall (**Fig 5.19 & 20**).



The construction of the wall, has forced many families living in suburban around the city to return, a number of It is estimated that as many as 300 suburban families return to East Jerusalem each week because of the wall. It is estimated that fewer than 20 % continue to live in areas detached from the city.



**Figure (5.19):** Hizma Checkpoint .  
*Source:* IPCC 2005



**Figure (5.20)** The separation wall in Abu Dais.  
*Source:* IPCC2005.

- *Using green open spaces in planning to prevent building in Arab neighborhood:*



**Figure (5.21):** An overview of south Sur Bahir and Um Tuba from Har Homa 2004., which shows the prohibited area for building which allocated as green open spaces.  
*Source:* Israeli Municipality Hand out 2004.

## **7. Recommendations:**

According to the previous study, building a new reality for housing in Jerusalem is very important and can be achieved through:

1. A continuous pressure on the political level for getting the Palestinian their rights according to laws and equalization in implement these laws.
2. Increasing the buildings in the places which is allowed to build in.
3. Increasing the awareness between people especially for ownership problems which used by Israel to control lands according to its benefit such as building settlements.
4. Preparing master plans to face the Israeli one in order to be pressure tool.
5. Pressure on donor countries and donors to implement its promise to support the housing sector in Jerusalem.
6. Expansion of individual loans in Jerusalem to include all people who have the building license.
7. Demand from the Ministry of Housing and the competent authorities to provide land for housing projects

## **8. Conclusion**

The land is the most sensitive issues that concerning Arab- Jewish relations in Israel. Palestinian Arabs in Israel can obtain full equality only if Israel becomes a real democratic State. Full change towards implementing real equality for the Arabs in Israel, concerning land and planning issues, is connected to a change of the objectives of the State and its identity as a Jewish State.

It is appeared from the foregoing analysis of the idea of housing in East Jerusalem as the extent of the idea of the demographic Israeli presence on the ground, where Israel is trying by using all means to support this sector on the western side of the city and fought on the eastern side of them. According to that its important to face these policies through different institutions and various sectors in different ways to preserve the Palestinian presence in the city to face the situation that Israel is trying to impose on the ground till 2020.

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