

# *The Hebrew University of Jerusalem*

## *Syllabus*

### *Housing policy and urban regeneration - 40704*

*Last update 01-03-2022*

*HU Credits: 2*

*Degree/Cycle: 2nd degree (Master)*

*Responsible Department: Geography*

*Academic year: 0*

*Semester: 2nd Semester*

*Teaching Languages: Hebrew*

*Campus: Mt. Scopus*

*Course/Module Coordinator: Emily Silverman  
Tal Alster*

*Coordinator Email: [emily.silverman@mail.huji.ac.il](mailto:emily.silverman@mail.huji.ac.il)*

*Coordinator Office Hours: Wednesdays 18:30 - 20:00*

---

Teaching Staff:

Dr. Emily Silverman,  
Mr. Talmord Alster

Course/Module description:

The course provides a critical overview of major trends in housing policy in Israel and internationally. The three main themes are: the politics of housing supply, housing as social mobility, and the range of tenures and populations. The lecturers are currently engaged in developing the Tel Aviv municipal housing policy strategy, and the course will draw on this and other professional experiences in housing and urban regeneration planning and policy.

Course/Module aims:

A central tenet of the course is that the role of the urban planner in housing and urban regeneration stretches far beyond the mere supply of an adequate quantity of housing units. The goal is to help students acquire the knowledge and skills to advance research, projects and plans that incorporate the housing needs of people living in poverty and other vulnerable populations.

Learning outcomes - On successful completion of this module, students should be able to:

- analyze key dilemmas in housing and urban regeneration policies in Israel and in some international contexts.
- critically evaluate city-level housing policies in Israel and internationally.
- apply theoretical knowledge to the assessment of policies and projects.
- translate and adapt international experience in housing to the Israeli context.

Attendance requirements(%):

Full attendance and active participation in discussions, including written responses to weekly readings.

Teaching arrangement and method of instruction: Lectures and small group discussions, written response papers, an interview with a person living in housing distress, and a team research project.

Course/Module Content:

- Housing as a right, a benefit, an infrastructure?
- Defining affordability- Israeli in a comparative perspective.

- 
- the politics of housing supply
  - NIMBY, YIMBY and the growth machine
  - living in housing distress: the experience of housing and poverty
  - Regulating the rental market
  - Segregation, concentrated poverty, and social mobility
  - gentrification and displacement, neighborhood decline.
- Mixed income housing  
Housing Policy in Israeli cities and nationally

Required Reading:

Fischel, William A. 2015. Zoning rules!:

דו"ח הוועדה למלחמה בעוני - פרק הדיור

שראל, מיכאל, הביקוש לדירות מגורים ומדיניות המיסים הרצויה

\*\*Joseph, Mark L. "Is mixed-income development an antidote to urban poverty? "  
(2006):

Additional Reading Material:

Detailed readings for each session appear in the syllabus, on moodle

Course/Module evaluation:

End of year written/oral examination 0 %

Presentation 0 %

Participation in Tutorials 10 %

Project work 30 %

Assignments 0 %

Reports 0 %

Research project 60 %

Quizzes 0 %

Other 0 %

Additional information:

The course is appropriate for students wishing to write seminar papers on the topics investigated.