



**Image 1.** View over the 'Ein Al Lose Neighborhood.

# **'Ein Al Lose Neighborhood**

## **IPCC planning report**

## Preface

IPCC 'Ein Al Lose report is aimed to provide detailed informations in order to promote a discussion with the Municipality stakeholder about re-planning of the area. Project is aimed to develop residential character of the neighborhood in order to supply to the housing shortage in East Jerusalem.

The Jerusalem Municipality sat a blue line plan for the 'En Al Lose neighborhood that was approved the July 7 2009. The project concerns 168 dunums – over the 230 of the neighborhood – and put 60 buildings in an illegal status. In the Jerusalem Master Plan for 2020 the rest of the land is designated as green area.

Output of the report will be a detailed plan of the 'Ein Al Lose neighborhood resulting from a discussion between the Jerusalem Municipality planning department, landowners and the representatives of the Palestinian community.

## Introduction

'Ein Al Lose neighborhood compose – together with 'Ein Hilweh neighborhood – the Silwan area and it is located South-East of Jerusalem's Old City. The area is located in the Silwan valley and it is characterized by important slopes that make difficult the construction of buildings and infrastructures.

Physical, political and economical restrictions are main challenges for the planning of the 'Ein Al Lose neighborhood. At the present time in the area there are 226 buildings composed by about 450 housing units. Buildings are usually created over private initiative in private lands.

IPCC 'Ein Al Lose report aims to examine the actual urban conditions in order to provide to the planning actors necessary informations about the neighborhood. Analysis are done over several factors like building year of establishment, number of floors per building, building use, number of housing units per building and people per housing unit. An analysis of public places is also provided.

## Executive Summary

'Ein Al Lose is a residential neighborhood located in proximity of the Old City. Structures are often built on private initiatives and new housing units are added according to the family evolution. The actual planning context is inadequate to support a sustainable development for one of the densest communities of Jerusalem. In this context, an alternative planning – that takes care of the community problems and needs – is strongly needed.

## Methodology

'Ein Al Lose IPCC report is the result of a compressive research conducted by the IPCC alternative planning department between January and April 2010. IPCC research work is mainly based on a survey made in the neighborhood between December 2009 and February 2010.

IPCC employees accompanied by some students of the Abu Dis university visited 'Ein Al Lose families and submitted questionnaires. The questionnaire template has been created by IPCC in 2004 during a survey on the building status of Jerusalem Governorate. Questionnaire contains questions about use, composition of the building (year of establishment number of floors and housing units) and characteristics of inhabitants (number of inhabitants, gender, age).

Analysis of the survey has been developed with statistical applications (SPSS and Microsoft Excel) and geographical model has been created with geographical information system (ESRI Arc Map). Report maps and charts are the concrete output of the geostatistical analysis and comments explain the observed phenomena.

In addition to quantitative observations IPCC staff did a qualitative analysis of the public places like schools and clinics. Interviews with the services responsible – like school and clinic directors – furnished precise informations over the equipment condition. Report summarizes IPCC observations and shows the actual situation with the support of pictures.



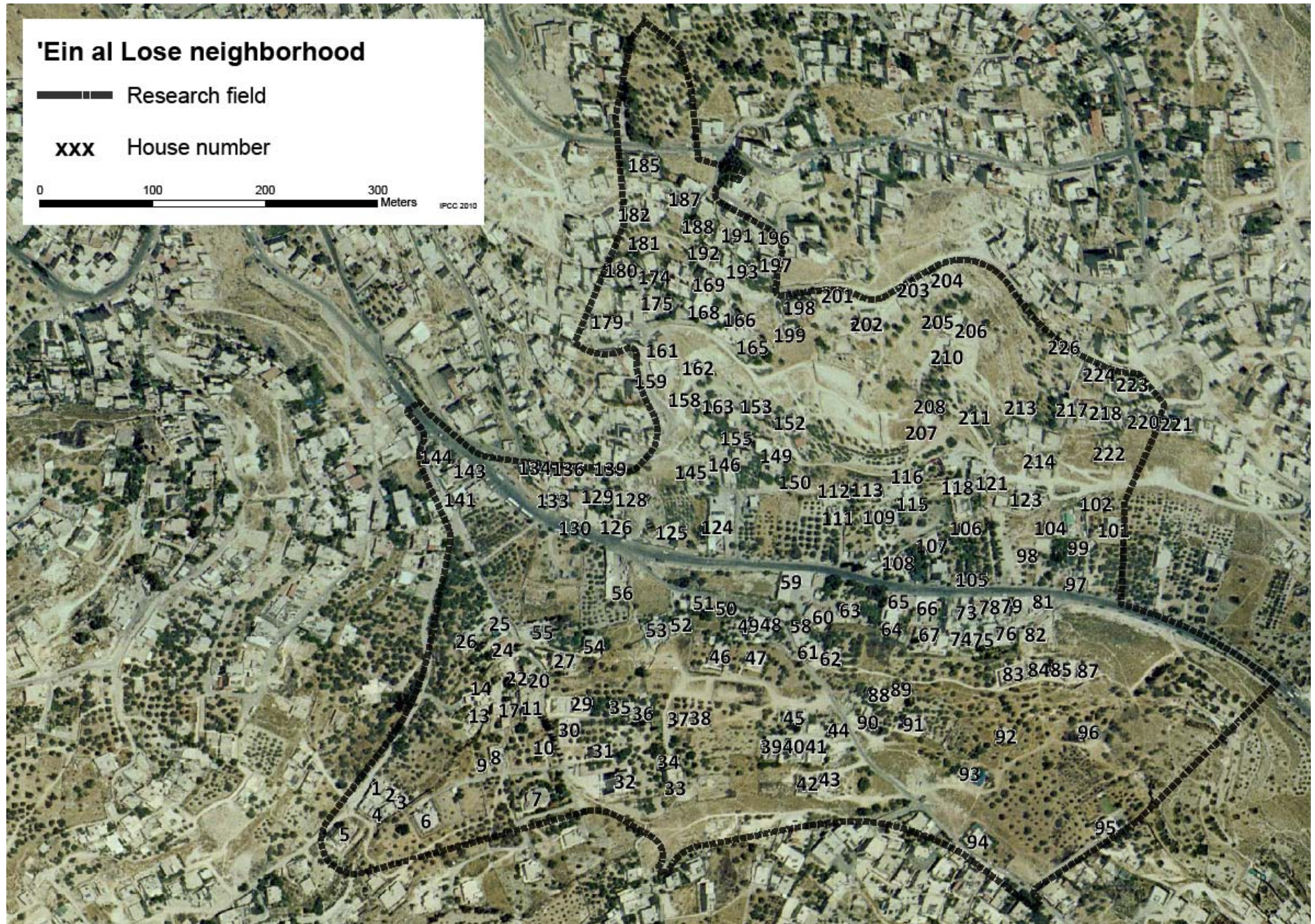
## 'Ein al Lose neighborhood

Research field

xxx House number

0 100 200 300 Meters

IPCC 2010





## Building year of establishment

Maps represents the building year of establishment according to the oldest housing units in the building. In fact, Palestinian edifices are usually constituted by a number of housing units added in different periods following the family evolution.

In an urban context Palestinians rarely sell houses that are usually pass down to the next generation. For these reasons households tend to be located in the same building – or in close proximity – of husband's relatives. The strong family relationship system also plays a fundamental factor in the household location.

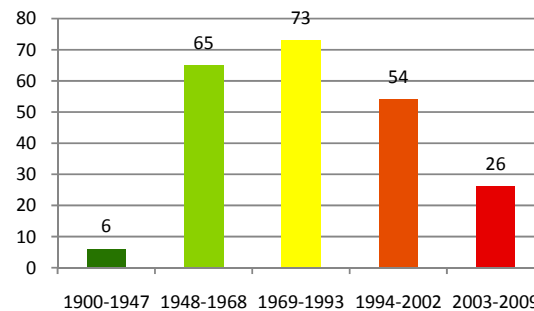
As the map shows nowadays 'Ein Al Lose is a quite recent neighborhood. In fact six of the existing – about 3% of the total – buildings date of before of 1947. The oldest one, owned by the Abu Diab ( أبو دياب ) family, date of 1900 and three housing units have been added during the years. In this period the 'Ein Al Lose neighborhood uses to be a farming village. Most of lands were used for agriculture because of the large amount of water availability.

65 buildings of the actual 'Ein Al Lose neighborhood – the 29% of total – were built between 1948 and 1968. In this period, under the demographical pressure of Palestinian refugee of 1948 war, the entire Silwan area started to transform from a farming area into an urban neighborhood.

Between 1969 and 1993, 73 housing units – 33% of total – have been built in 'Ein Al Lose

neighborhood. In addition to natural growth the exceptional growing rate can be explained by the migration from different Jerusalem neighborhood (especially the Moroccan Quarter) after the Six-Day War.

From 1994 to 2009, 80 housing units – 36% of total – have been built. Even if this growing rate is the highest ever recorded for the 'Ein Al Lose neighborhood, it's possible to notice that, besides real estate cycles, the number of housing units built per year is constantly decreasing. This situation results for several political decision issued by the Israeli government and the Jerusalem municipality that avoid the creation of new Palestinian housing units in the neighborhood.



**Chart 1.** Number of housing units built per year.

Geographical location of housing units shows a clear spatio-temporal evolution of the 'Ein Al Lose neighborhood. In fact, if first building were building when the area has a strong rural character, the last housing units are built in a typical situation for an urban area.

The few buildings from the beginning of the XX century are located north-east of the Silwan Valley in an area with low slopes with an exposition south-west. Six housing units built between 1900 and 1947 are actually hold by tree – Abu Diab, Abu Tayeh and Abbasi (أبو دياب, أبو تايه, العباسي) – families.

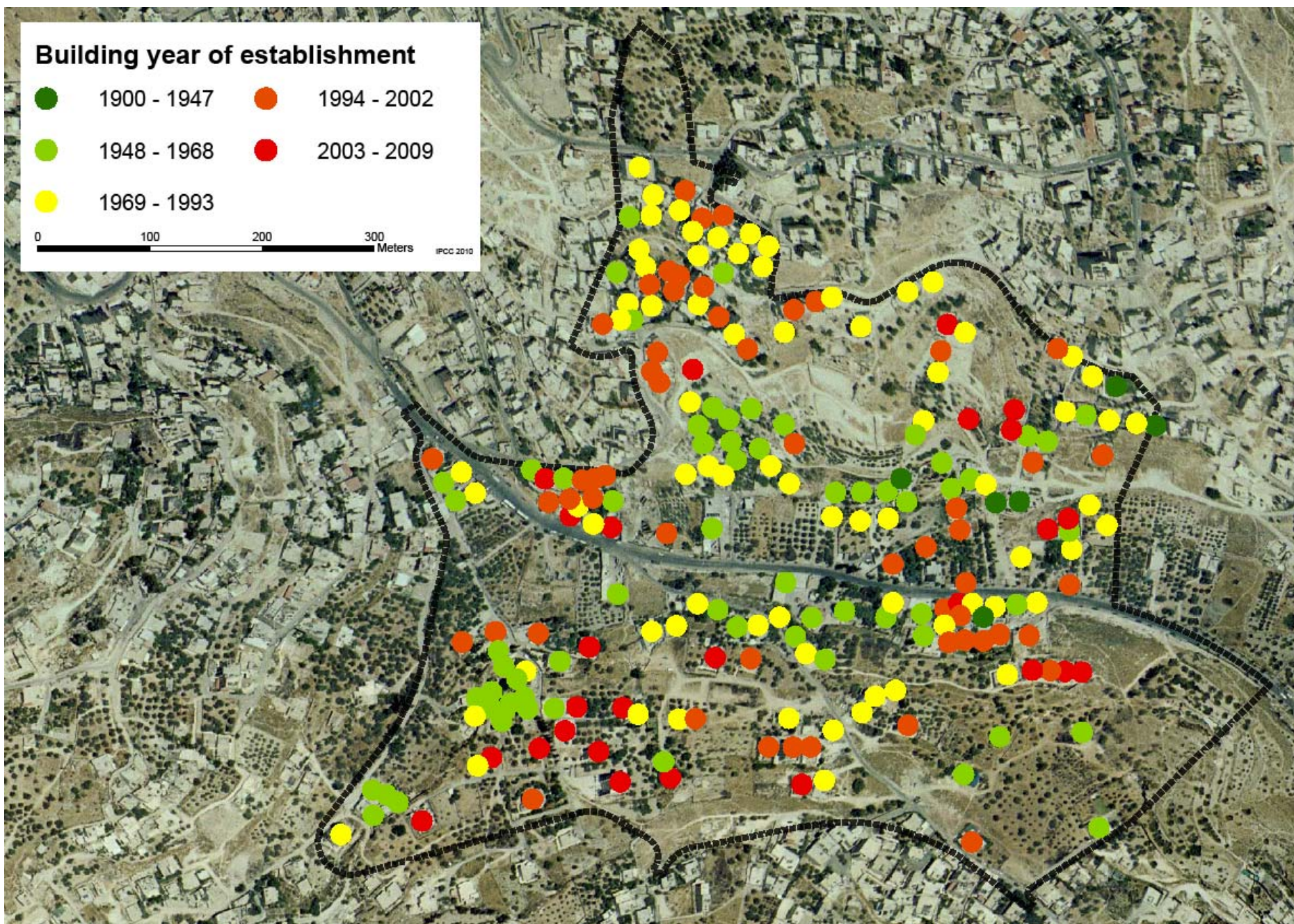
After 1948 'Ein Al Lose neighborhood start to configure, housing units started to be built in series of nuclear units on the north flank, on the bottom and south west of the valley. Sporadic housing units – accompanied by farming lands – started to be built also to the south-west. Nuclear development is done by family settlements like in the south-west, where the Bashir, Hijazi and Idris (بشير, حجازي, إدريس) families own most of the 13 buildings and 23 housing units.

Between 1969 and 1993 'Ein Al Lose urban growth touches the whole territory where the nuclear structure of the neighborhood consolidates. In fact new housing units belonging to same families are added in the proximity of old buildings. New building areas were built north-west and south-east of the neighborhood.

From 1994 started a phenomenon of urban consolidation where new buildings are added in the free land between ancient constructions. Nonetheless an important part of the 'Ein Al Lose neighborhood is characterized by empty lands, most of them employed as farm land (especially for olive trees).

A wide area located in the center of the neighborhood is currently unexploited.







## Number of floors per building

Map represents number of floors per building in 'Ein Al Lose. Since first settlements at the beginning of the XX<sup>th</sup> century, the neighborhood kept traditional Middle Eastern architectural standards that only recently seem to change.

Most of 'Ein Al Lose neighborhood is characterized by low buildings with a maximum of three floors. In fact, household extension is usually carried out horizontally instead of vertically. This choice is related to high costs of vertical development. New units are added to the main housing unit just when they are needed, usually in case of household expansion.

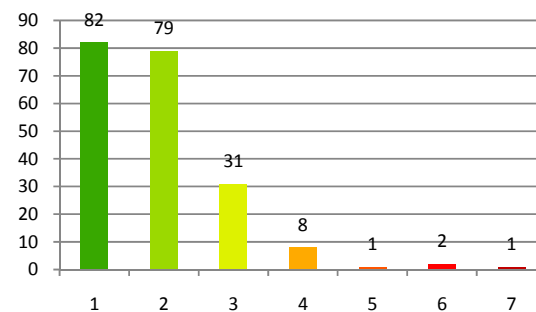
As the map shows, most of buildings located in 'Ein Al Lose – 40% of the total number – are of one floor. This housing model has been adopted since the first settlement in the neighborhood and it's usually composed by a single housing unit. In fact, one floor buildings are composed by 1.26 housing units.

79 buildings – 39% of the total number – are of two floors. Two floors building usually contain more than two households, in fact, number of households per two floors building is of 2.23. Typical structure is of one or two household on the bottom floor and one at the upper floor.

31 Building – 15% of total number – are of three floors. Number of housing units per building of three floors is higher – 25% of the total number in

'Ein Al Lose neighborhood – than the average of one household per floor. In fact, a building of three floors contains an average of 3.81 households.

94% of 'Ein Al Lose buildings – and 85% of housing units – are under three floors high. Remaining 6% of buildings – 15% of housing units – have between four and seven floors.



**Chart 2.** Number of buildings per number of floors.

8 buildings only – 4% of total number – are of four floors. Constructions are relatively new and they have been built after 1960. Number of housing units per building of four floor is relatively high with a value of 6,25.

There are only 4 buildings – 2% of total number – having more than 4 floors. One has five, two have six and one has seven floors. High houses are new. The one of five floors has been built in 1980, the ones of six floors in 1995 and the one of seven floors in 2006.

Geographical disposition of statistical observations shows graphically that low buildings are the majority. Three and four floors buildings are mainly located on the west side of the neighborhood. In multiple floors building are usually located members of the same family and in the bottom floor services or economical activities.

Buildings of more than five floors are usually located on the upper part of the Silwan valley. Except for the seven floors building, which is located south, all high construction are located on the north flank of the valley. If buildings of five and six floors are usually hold by the same family – for example the Sarhan (سرحان) or Qawasmi (القواسمي) families – the building of seven floors contains households that are not directly related.

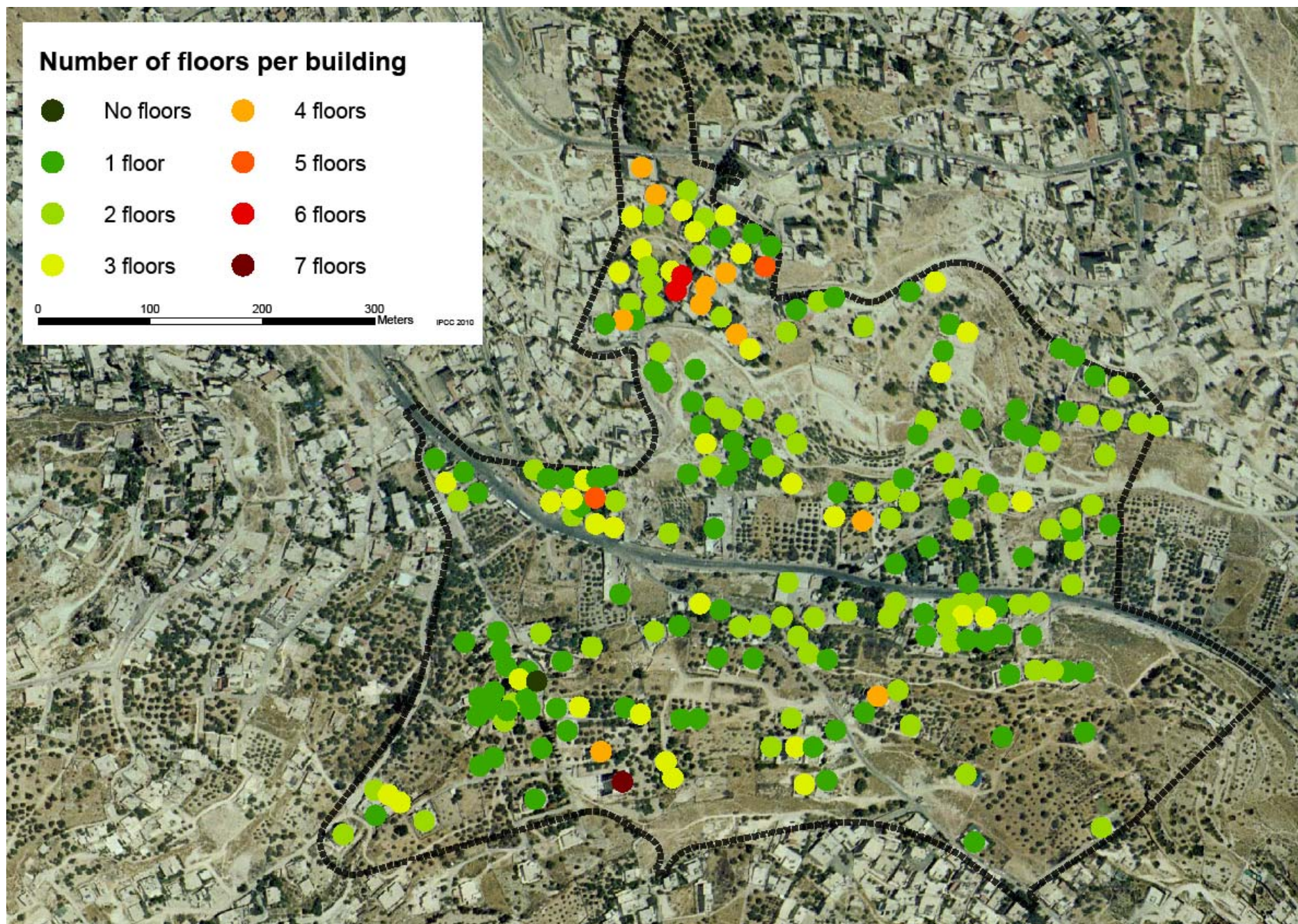
Building floors phenomenon is strongly related to two local characteristics. Palestinian strong family relationship system pushes households of the same family to build in proximity. But research of proximity is not usually developed into the research of verticality. In fact, 'Ein Al Lose is one of the poorest areas in the Jerusalem municipality and inhabitants they don't have resources to afford construction of high buildings. The tendency to an horizontal development can be show by the fact that average number of housing units per building (2.31 housing units per building) is higher than the average number of floors per building (1.91 floors per building).



### Number of floors per building



0 100 200 300 Meters IPCC 2010





## Building use

Map represents building use in 'Ein Al Lose. Even if the neighborhood is located in proximity of the Old City his functional characteristics are not of a central place. In fact, according to number of services and activities, 'Ein Al Lose can be labeled as suburban village.

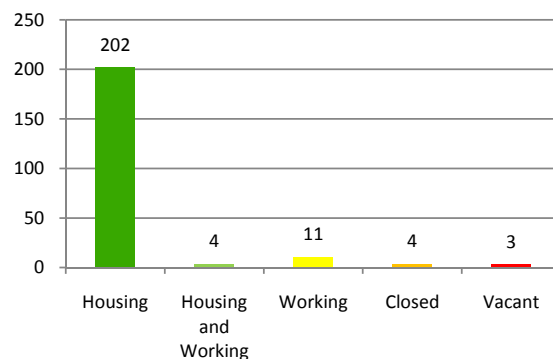
In fact since the beginning of the XXth century 'Ein Al Lose keeps the character of rural village at the south-eastern entrance of the city. By the time the neighborhood became more and more urban, people progressively left the agricultural activities but kept rural traditions and way of life. In fact, dependence from the Old City is important concerning labor market, economical activities and services.

As the map shows, almost all buildings of 'Ein Al Lose neighborhood – 90.2% of the total number – are residential. This data is even higher for the total number of apartment, where 435 over 471 – 91.5 of the total number – are housing units. Presence of a high number of housing units can be explained by the high natural growth rate – attested of 2.8% in 2007 for the West Bank – and the Palestinian tendency to live in the proximity of husband relatives.

4 buildings – 1.8% of the total number – are used for housing and working purposes. This percentage is a little bit higher – 2.5% of the total number – for the number of apartment because of the presence of different activities in the same building. Buildings

used for housing and working are usually old – built between 1955 and 1965 – and of 1-2 floors.

11 buildings – 4.9% of the total number – are used for working purposes only. Economical activities are in 'Ein Al Lose neighborhood are of different type, like car garages or shops, but none of them belong to the “knowledge economy” or quaternary sector. In addition to formal economy household usually have small farming activities like animal raising (sheeps, goats or chicken) or olive and figs harvest.



**Chart 3.** Number of building per building use.

4 buildings – 1.8% of the total number – are closed. Most the structures are in a bad condition and they need several improvements to re-enter in the real estate cycle. Building renovations can be difficult because of the high cost of the works.

At the present time only 3 buildings – 1.3% of the total number – are empty. This percentage is a little bit higher with 7 empty apartments in 'Ein Al Lose

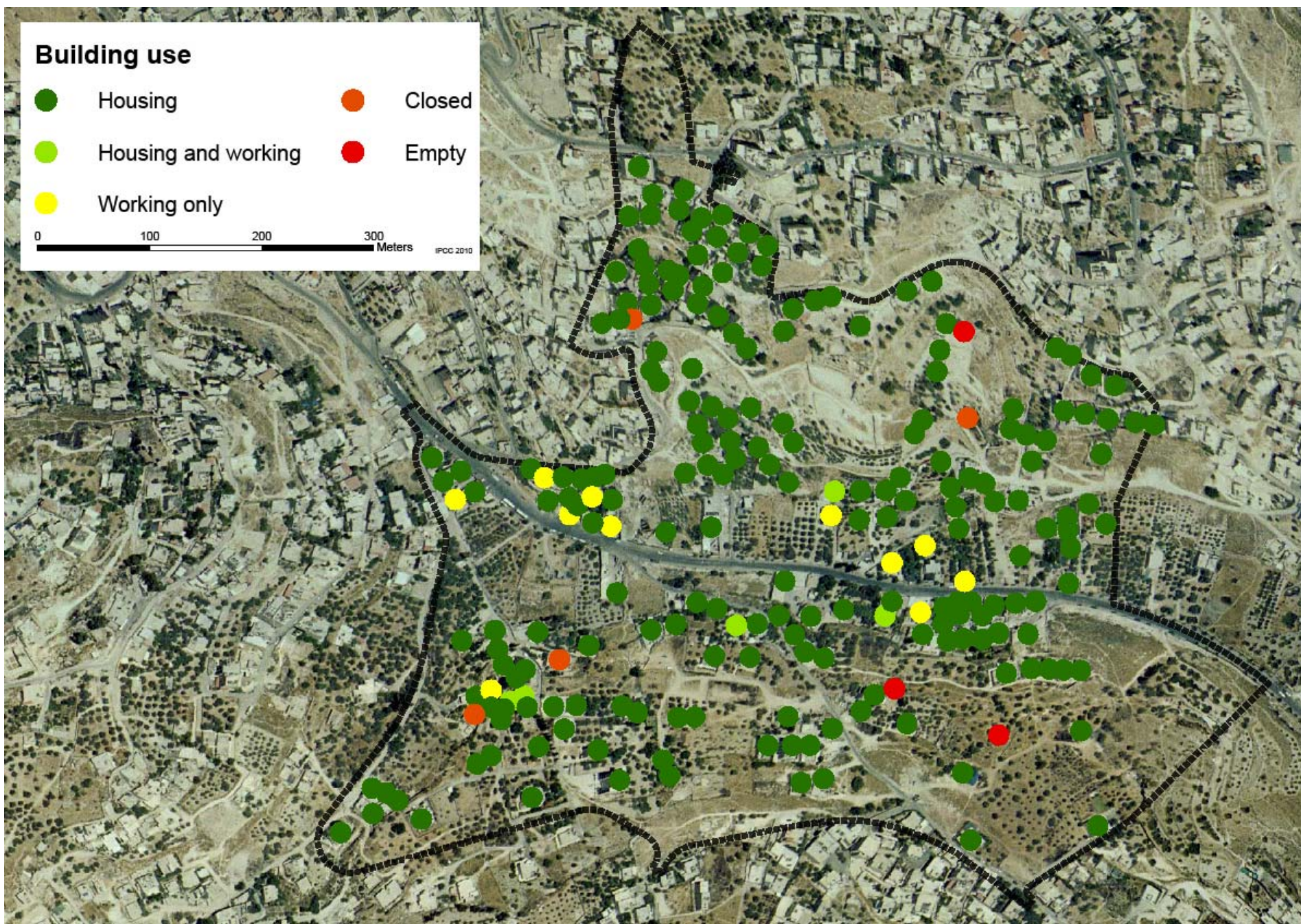
neighborhood. Vacancy rate is of 1.5%, an extremely low percentage to support the natural development of the local community.

Economical activities and services – present in building with housing and working and working only use – are usually located on the bottom of the Silwan valley. Reasons of this location are related to the presence of the main road connecting villages to the south-east of the city to Jerusalem. In this context, if Jabal Al Mukabbar is connected through the city via 'Ein Al Lose, Abu Dis accessibility to Jerusalem is denied by the construction of the Separation Barrier.

Closed and vacant buildings are located on the upper part of the two sides of the valley. Inhabitants are reticent to occupy these buildings because of the lack of accessibility – streets are often unpaved and slopes are important – and the high costs of buildings renovations.

The future augmentation of housing capacities in the 'Ein Al Lose neighborhood is a necessary step to assure a sustainable development of the local community. In addition to the housing units presence is necessary to reinforce the presence of economical activities and services in the proximity of the main road on the bottom of the Silwan valley.







## Housing units per building

Map represents number of inhabited housing units in 'Ein Al Lose. Palestinian buildings are usually composed by a number of housing units added in different periods according to the family evolution.

In the neighborhood buildings are usually low and new housing units are added horizontally from the existing ones. The same family often owns housing units in the same building and new units are created for the family of male children of couples.

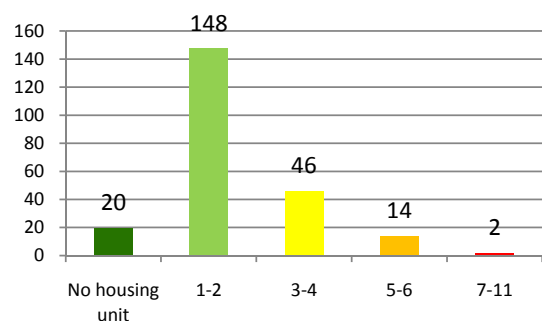
Nonetheless, most of the buildings are characterized by a low number of housing units. In fact, an option to the creation of new housing units in the same building is constructing new structures in proximity of the existing one, on the family owned land.

As the map shows 20 buildings – 8.7% of the total number – have no housing units. This relatively high percentage is given by the units used for working purposes, the closed and the vacant ones.

148 buildings – 64.3% of the total number – are composed by one (37.8%) or two (26.5%) housing units. Since the first settlements in the area – at the beginning of 20<sup>th</sup> century – the small building model seems to be the most appreciated in the neighborhood. In fact families usually prefer to create series of small building owned by the same family located in the family owned. For example,

the Adeeb (أديب) family that owns tree building – and 6 housing units – located in a land of 1.8 dunums.

46 buildings – 20% of the total number – have between three and four housing units. Housing units are located one per floor or – in 45% of buildings – more than one housing unit par floor. Building with three and four housing units are usually occupied by members of the same family.



**Chart 4.** Number of housing units per building.

14 building – 6.1% of total number - are relatively big and contains between five and six housing units. The architectural model for big building is usually of more than one housing unit per floor. Building with four and five housing units are usually habituated by members of the same family.

Only two buildings – 0.9% of total number – are composed by more than six housing units. A

building of eight housing units divided into four floors and a building of eleven housing units divided in 7 floors. If the eight housing units building is mostly occupied by members of the same family, in the eleven housing units building is occupied by five different families.

Buildings with no housing units are usually located along the main street on the bottom of the valley. In fact, in this area there are most of the economical activities and services.

Small buildings, composed by one and two housing units, are the majority and they are located on both sides of the valley. Small houses located in proximity are usually held by the same family that owns the land. Buildings composed by three and four housing units usually follow the same geographical model.

Buildings with more than five housing units are usually located on the edge of the valley, principally on the north and south flank. Big buildings have usually a good accessibility and they are located in proximity of paved streets.

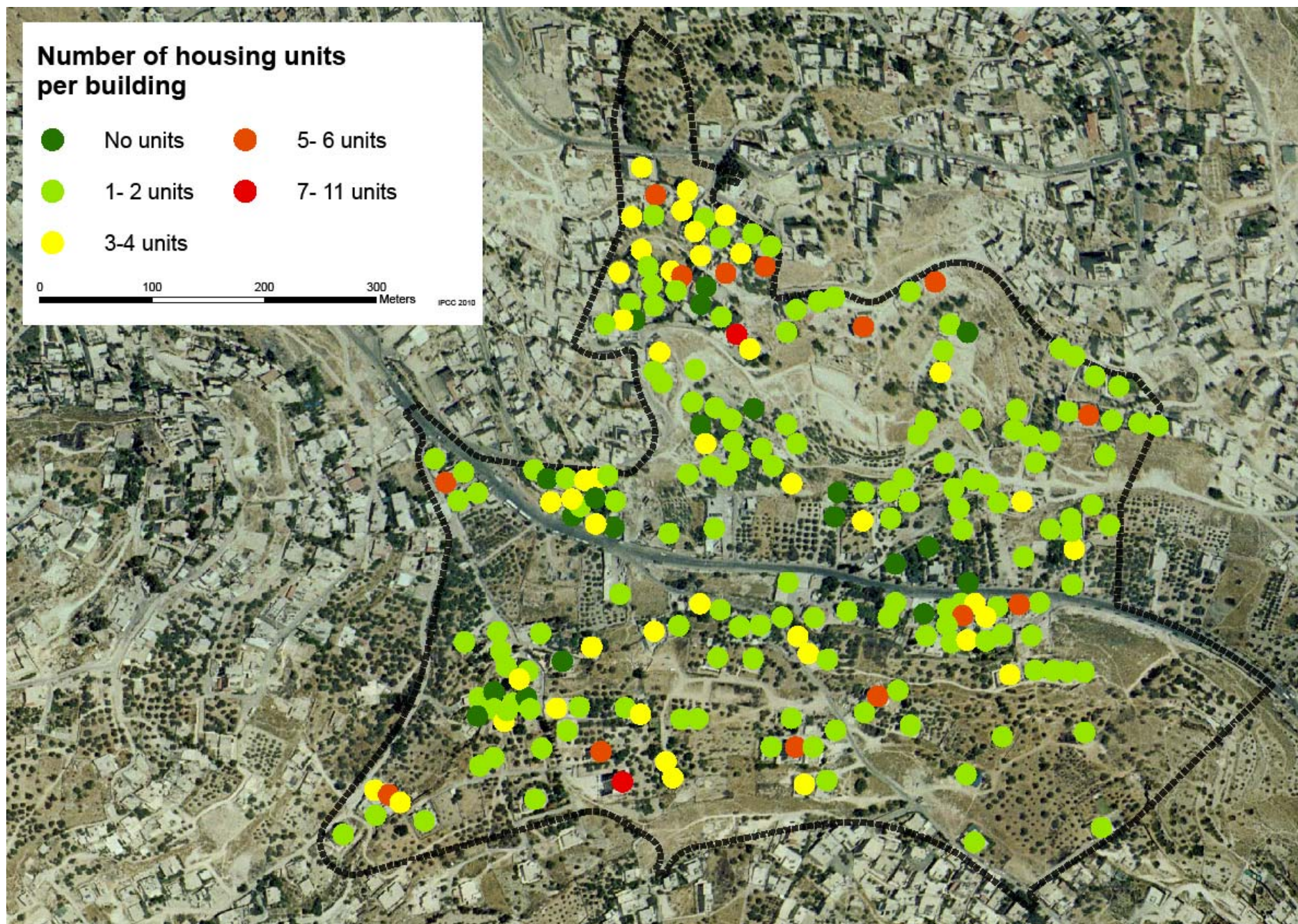
In 'Ein Al Lose neighborhood, buildings are characterized by a low number of housing units usually added in different periods according to family evolution. Inhabitants seem to prefer invest in the creation of new buildings located in the land owned by the same family.



## Number of housing units per building



0 100 200 300 Meters IPCC 2010





## Inhabitants per housing unit

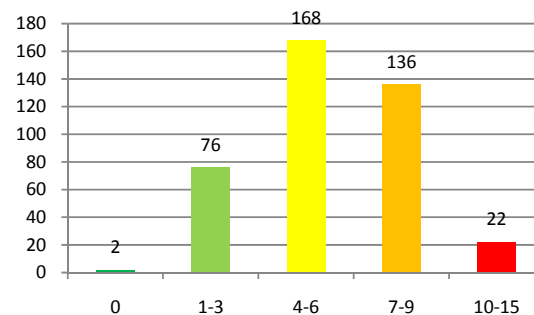
Map represents number of people per housing unit in 'Ein Al Lose. The neighborhood is mainly residential and human densities are the between the highest of the Jerusalem municipality. In fact, according to the Statistical Yearbook of Jerusalem in 2006, the average number of persons per household is 5.2 in the Arab neighborhood and in the 'Ein Al Lose neighborhood is of 5.8 inhabitants per housing unit.

Density in 'Ein Al Lose is of 7.3 inhabitants per dunums, a similar value to the ones in other neighborhoods located in the Holy Basin. Augmentation of population densities in the area are related to municipal bureaucratic procedures to control and limit the number of Palestinians who legally reside in Jerusalem.

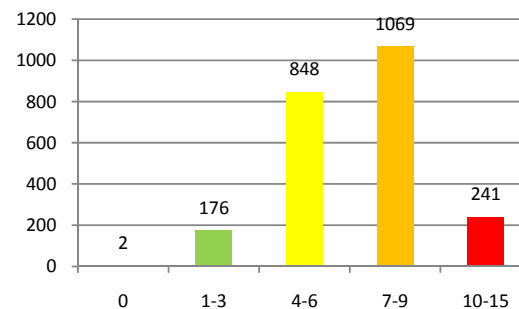
As the map shows at the present time only two housing units have no inhabitants. One of them is closed and the other one is used for housing and working purposes. Both of them aren't used for permanent living purposes even if they are two potential household.

76 housing units – 18.8% of total number – contain household composed by 1-3 members for a total of 176 people. Household are generally composed by elderly people or couples with one child. Small households usually live in small buildings with a maximum of two housing units.

168 households – 41.6% of total number – are inhabited by a household with a size between four and seven people. A total of 848 people live in this household class. Also in this case most of families live in small buildings with a maximum of two housing units.



**Chart 5.** Housing unit per household structure.



**Chart 6.** People per household structure.

136 households – 33.7% of the total number - are inhabited by a household with a size between seven and nine people. Most of the inhabitant of 'Ein Al Lose live in big households especially composed by seven people and they are located in

bigger building composed by up to six housing units.

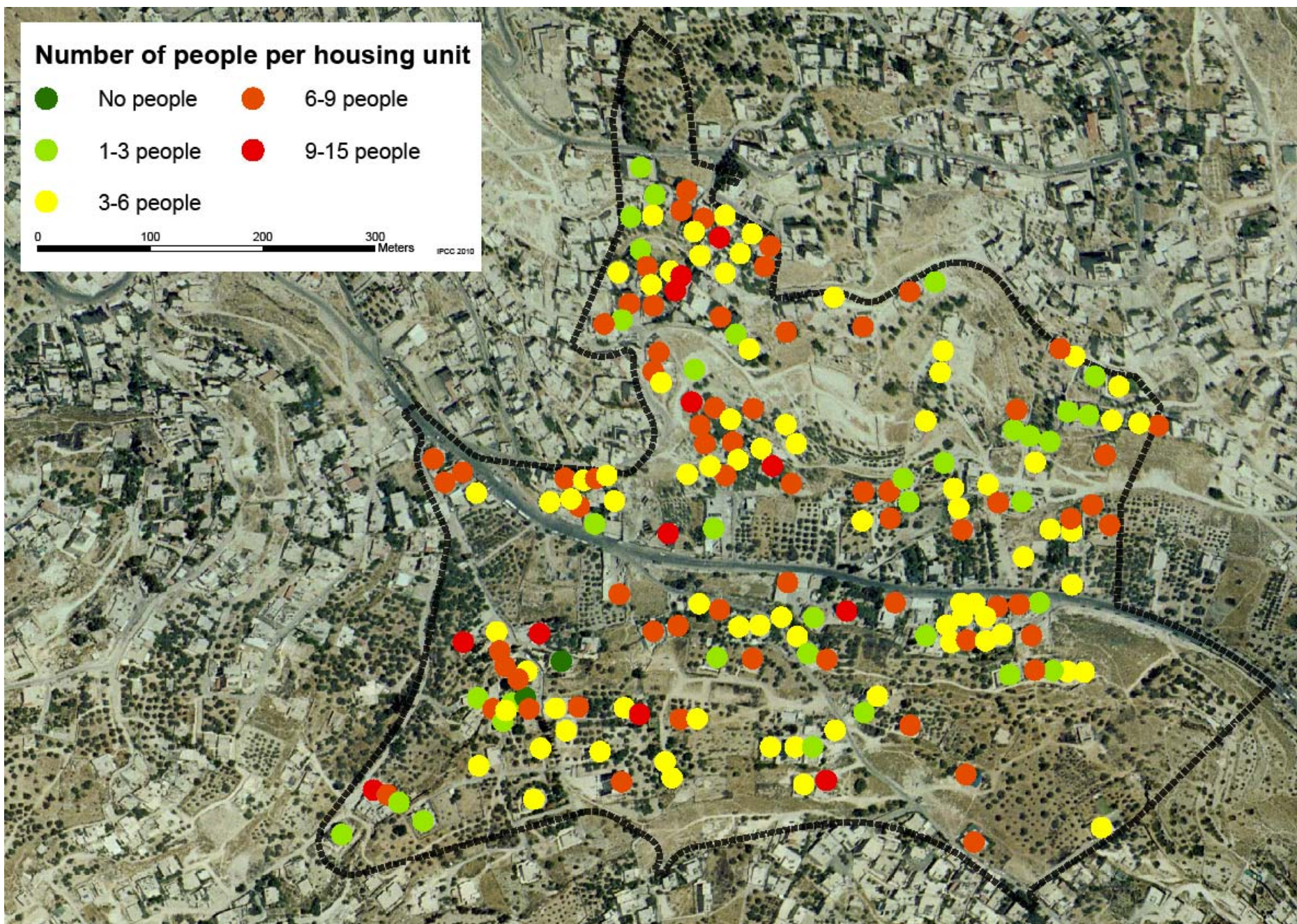
22 household – 5.4% of total number – are composed by more than 10 members. 241 people live in such big household and in overcrowded housing units located in small buildings. Life conditions for big families are not easy because of the lack of space.

Geographical disposition of the observed phenomena is chaotic and there is no relation between the size of the household and the character of the housing unit or the building. Families tend to be located on the house of the husband family or in a building on his land and extensions to the existing building are difficult because of the Jerusalem building permit system.

With 2'336 inhabitants 'Ein Al Lose for an area of 230 dunums, it's one of the most crowded neighborhood of the Jerusalem municipality. Most of people live in big household, composed by more than six people. In this condition housing unit capacities are often inadequate to provide decent living conditions for the inhabitants.

Situation is even harder because of the Jerusalem municipality policies that prevents people to migrate – under threat of withdraw of the Jerusalem ID – and hardly allows new construction in East Jerusalem.







## Public buildings

### *Schools and Kindergartens*

- **Alhaya Aljadeda Primary mixed School and kindergarten** at the first floor.

- There are 14 classes.
- 1P (first grade), 2P (second grade), 3P (first grade), 4P (first grade), 5P (second grade), 6P (first grade), 7P (first grade), 8P (first grade), 9P (first grade), 10P (first grade), 11P (first grade).
- The area of land is 2098m<sup>2</sup>.
- 520 students with the kindergarten.
- There are several empty lands for building new schools (Park lands in Deir Ayoub), especially the ones that Silwan inhabitants gave to the municipality.
- School director intend to build 39 secondary boys extra classes, and 39 secondary girls extra classes.



Image 2. Silwan Primary mixed School

- **Silwan Primary mixed School**

- There are 23 classes and 2 for learning difficulties.
- 1P-6P (every class has 3 grades).
- 702 students.

- Area of land 1300m<sup>2</sup>.
- The yard is on the roof.
- Urgent need to build more classes. Available land is outside the municipality planned area.

- **Small Angel Kindergarten**



Image 3. Small Angel Kindergarten.

- **Kindergarten** provided by the Silwan charity organization

### *Clinics*

- **'Ein Al Lose Specialized Centre**

- There are 6 main departments and an emergency room.
- Departments treat heart, skin, ear, nose and throat, x-ray, gynecology, pediatrics, optics, diabetes and endocrine, nutrition, surgery and general medicine.
- Services are of high level and treatments are provided freely to the population.
- 20% of patients come from other part of the city and 80% from the surrounding area (Silwan, Ras

Alamud, Athuri, Asawahireh, Jabal Almukabt Sweih and 'Ein Al Lose).

- Therapies are excellent and they cover population needs.



Image 4. Ein Al Lose Clinic.

- **Almadar Health Centre**

- There are many departments
- Departments are specialized in x-ray, bones, gynecology, general medicine, pediatrics, mass eyes, ear, nose and throat.
- On teeth and massage services people pay nomi fees, the other services are for free.
- The centre is one of the best three centers Jerusalem.
- Patients come from Silwan and little from outsid

### *Mosques*

- **Ein Loze Mosque**
- **Deir Ayoub Mosque**



