

User Manual



Impact Assessment Tool

For Urban Regeneration Projects in Israel

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This tool was developed in partnership by the Israel Affordable Housing Center at Tel Aviv University and Social Finance Israel.

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האסוקן האתמאי
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IAHC

The Israel Affordable Housing Center (IAHC) was established to develop new tools in the field of housing and urban regeneration and to advance policies that help medium and low-income households in Israel secure adequate and affordable housing. The Center is part of the Faculty of Law of Tel Aviv University and is dedicated to applied research in the field of housing and the drafting of legislation and development of new policy tools for use in this area.



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Established in 2013 by Sir Ronald Cohen and Yaron Neudorfer, [Social Finance Israel](#) (SFI) develops and deploys innovative social and financial models to drive measurable positive social outcomes. The team's expertise lies in analyzing social issues, building innovative interventions, defining and measuring outcomes, developing financial products that align profit with purpose, and building cross sector partnerships that facilitate innovative solutions to social problems and allocation of resources. SFI is a Founding Member of the [Social Finance Global Network](#), a network of 5 mission-oriented organizations working to drive systems change and positive social outcomes for vulnerable populations. SFI also co-chairs the Israeli National Advisory Board for Impact Investing. It is one of more than 32 national advisory boards coordinated by the Global Steering Group for Impact Investing (GSG) working to develop the impact investment globally.

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Background

This impact assessment tool provides a due diligence framework through which to assess the social and environmental impact of urban regeneration projects in Israel. The tool has been developed for investors – specifically, impact investors - who are interested in assessing social and environmental factors as part of their investment due diligence process.

The development of this tool is part of a wider effort to develop the Israeli impact investment market. The impact investment market, where investors invest to achieve a social and/or environmental impact alongside a financial return, is growing globally. According to the latest annual investor survey conducted by the Global Impact Investment Network (GIIN), the market is currently valued at \$715 billion USD, up from \$502 billion USD just one year before.

In 2019, the last year data was collected, impact investments in housing totaled \$6 billion USD, 11% of the total impact investment dollars invested in that year (2019, \$97.5 bn USD).¹ [Appendix A](#) of this report provides more information on impact investing approaches in the field of housing and real estate.

In Israel, the impact investment market is still in its early stages of development. The release of this tool serves to encourage and foster more market activity and to narrow the perceptively wide practice gaps between local and global investors.

Globally, various impact assessment tools have been developed to aid in channeling greater resources toward investments that bring about positive social and environmental change within the real estate sector, specifically in the field of urban regeneration. This tool seeks to make a modest contribution to this international body of work by equipping investors, especially those investing in projects in Israel, with a tool designed specifically for them.

Target Audience

The tool was developed for investors (private fund managers, charitable foundations, institutional investors, family offices, and more) interested in assessing the potential future social and environmental impact of Israeli urban renewal projects. The tool is also expected to serve the needs of developers and investment consultants, as well as municipal and other public stakeholders also interested in assessing the future impact of urban renewal projects.



Impact Investing and Urban Regeneration

Urban regeneration is a term linked to a wide range of processes affecting the urban environment; from the physical renovation of a space such as a public garden or road, to the renovation of facades and additions to existing buildings, all the way to the demolition of entire complexes and their reconstruction. In Israel, urban regeneration as a policy tool largely applies to residential buildings and is implemented in one of two ways, either as a *Raze and Rebuild project* or as a *TAMA-38 project*. More on these schemes is available in English on page 131 of the following report, [Urban Renewal Report for the Year 2020](#) (April 2021), released by the Government Authority for Urban Renewal.

Alongside its physical components, urban regeneration creates significant social, communal, environmental, and economic impacts resulting from changes to the built environment, as well as veteran residents moving out or new residents moving in to renewed or regenerated complexes.

Urban regeneration (literal translation: urban renewal) is a stated national priority in Israel and a significant policy tool in the government's housing policy, which calls for the construction of more than half a million housing units through urban regeneration by 2040, mainly in the center of the country.² This ambitious goal is reinforced by national and municipal stakeholders who have been mobilized and called upon to advance urban regeneration projects that will have a dramatic impact on long-time residents, their neighborhoods, and communities. This tool was developed against the backdrop of the above-mentioned national objectives combined with the great potential, as we see it, of pursuing impact investments, investments that aim from the outset to generate positive social and environmental impact, alongside financial returns.

While we see a significant opportunity for impact investing to support urban regeneration in Israel, a supportive commercial environment for such projects has yet to fully emerge. Investors looking to invest in urban regeneration projects have access to legal and financial tools and frameworks to assess the economic viability and potential risks of a project. However, there are currently no tools or frameworks available to Israeli investors dedicated to helping them assess the social and environmental impacts – or risks – of new investment opportunities. The tool presented here seeks to fill this gap by defining the criteria by which to assess the potential social and environmental benefit of urban regeneration projects. The tool focuses on the unique dimensions applicable to Israeli urban regeneration projects.

Additionally, even as discussions around the social implications of urban regeneration become increasingly common, there is of yet no clear guidance on how to integrate social considerations or risks into the planning process. Regulation, too, is still in its early stages. In this sense, the tool provides a roadmap for investors and developers by emphasizing the social factors that should be scrutinized during the planning phase of an urban regeneration project.

Sources of Inspiration – Impact Metrics for Urban Development

This tool draws inspiration from three leading paradigms in the field of urban development - sustainability, wellbeing, and resilience. Each concept represents an entire universe of knowledge and provides different perspectives on measurable objectives pertinent to urban regeneration.



Sustainability



Wellbeing



Resilience

Under the conceptual umbrella of each paradigm lies a body of knowledge that examines the social and environmental impacts of urban development, or more specifically, urban regeneration. These paradigms served as valuable reference points from which to develop the tool, many of which are detailed in [Appendix B](#) and [Appendix C](#), which describe the methodology that was applied to develop the tool.

Within the paradigm of sustainability, the UN Sustainable Development Goals (SDGs), particularly Goal 11 – Sustainable Cities and Communities – serves an anchor rooting us in the importance of integrating development principles for the urban environment in a manner that is inclusive of all groups. The SDGs have been adopted globally by the impact investment community and today constitute a leading framework among investors according to which capital is allocated.

Guidance for Completing the Assessment

1. What does the tool measure?

The tool takes a broad and multidisciplinary perspective and examines diverse aspects of the urban regeneration process through the prism of ten categories. These ten categories were identified during the tool's development process as the areas of greatest importance with regard to social and environmental impact.

The tool examines expected and direct impacts of the project, such as improvements to housing quality, or ensuring public participation in the development process, as well as broader impacts not directly associated with the project but which affect the quality of life of residents and their surroundings, for example, proximity to public transportation, medical services, and more.



2. How does the tool work in practice?

The tool consists of an online questionnaire available at the following link: sfi-impact.org.il/urban-renewal/#0

The tool is comprised of 40 questions. This User Guide provides broader explanations and references. It outlines potential limitations that might hinder the responder's ability to respond, such as stage of the project or project scheme. After completing the questionnaire, the responder will receive a score report featuring a total overall score, as well as relative scores in each of the ten categories. (More information follows below.) Please note that for the time being the online tool and score report are only available in Hebrew.

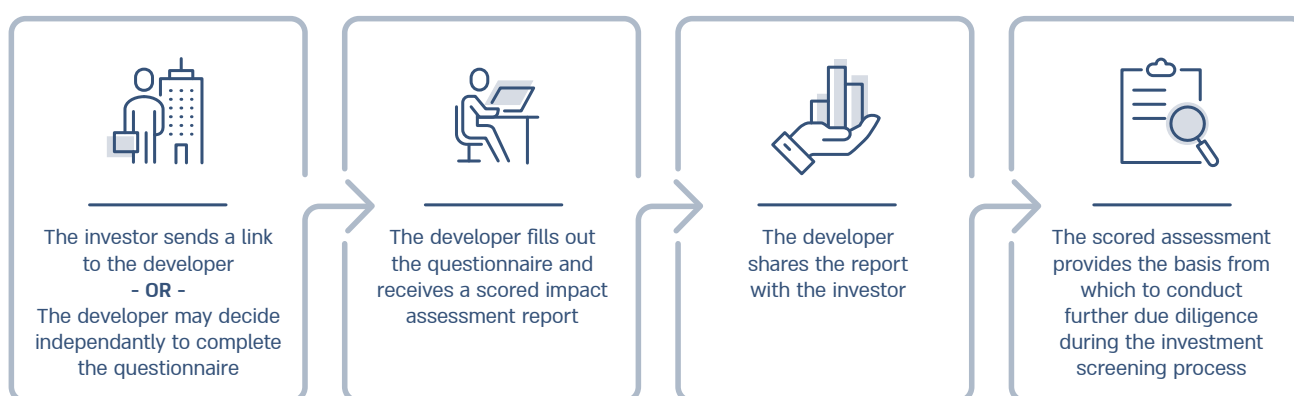
3. Project Scheme and Phase

The tool is designed to be able to assess different types of urban regeneration projects, known as urban regeneration schemes, including *Evacuation-Construction* projects as well as large-scale projects carried out under *TAMA-38*. The tool is especially suitable for large projects likely to have a significant physical and social impact. Thus, we recommend applying the tool on projects that **already contain a minimum of 100 housing units pre-construction**.

The assessment provided by the tool is intended to reflect the *expected impact* of the project and is designed to help the investor make an informed decision about the project. The tool is meant to assess projects in the planning phase, *prior* to their implementation. In this way, it is different from tools or metrics that evaluate the results or impact of a project after it has already been running for some time (for example, tools such as annual surveys). To obtain an optimal assessment, we advise assessing projects that have a **formulated business plan and Master Plan or Town Plan Scheme, and who have at least started the process of public engagement and participation and have formulated preliminary agreements on the proposed plan**.

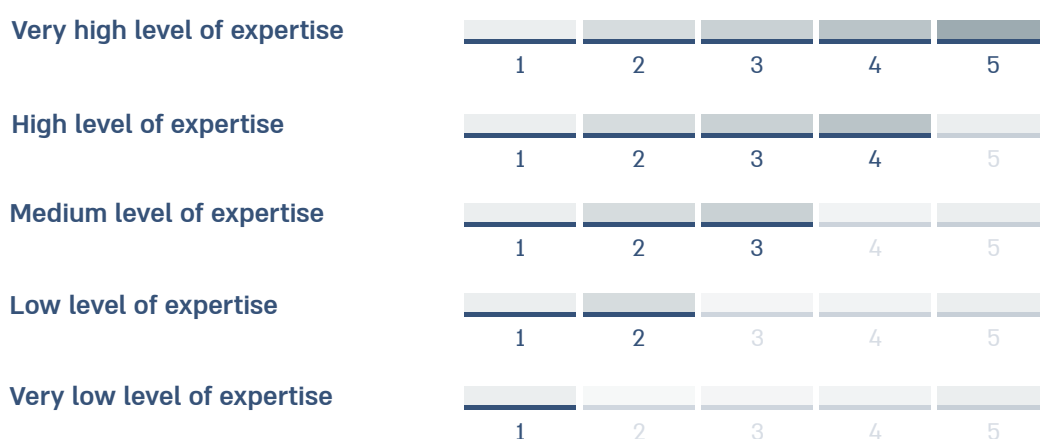
4. Who Completes the Assessment?

Though the questionnaire is designed for impact investors, we recommend that it be filled out by the developer. This is because we assume they have access to most of the information on the project. The questionnaire may be completed at the investor's request as part of the due diligence process, or at the initiative of a developer who may be interested in sharing their results with an investor. After filling out the question the developer receives an assessment report with a total overall score as well as a relative score for each category. The report can then be shared with the investor.



5. Level of Expertise

One of the guiding principles in the tool's development was to create a simple, low-cost assessment tool. Out of 40 questions there are some that require additional levels of expertise or preparation. This user guide includes a scale describing the level of expertise needed to answer each question, from very low, all the way to very high.

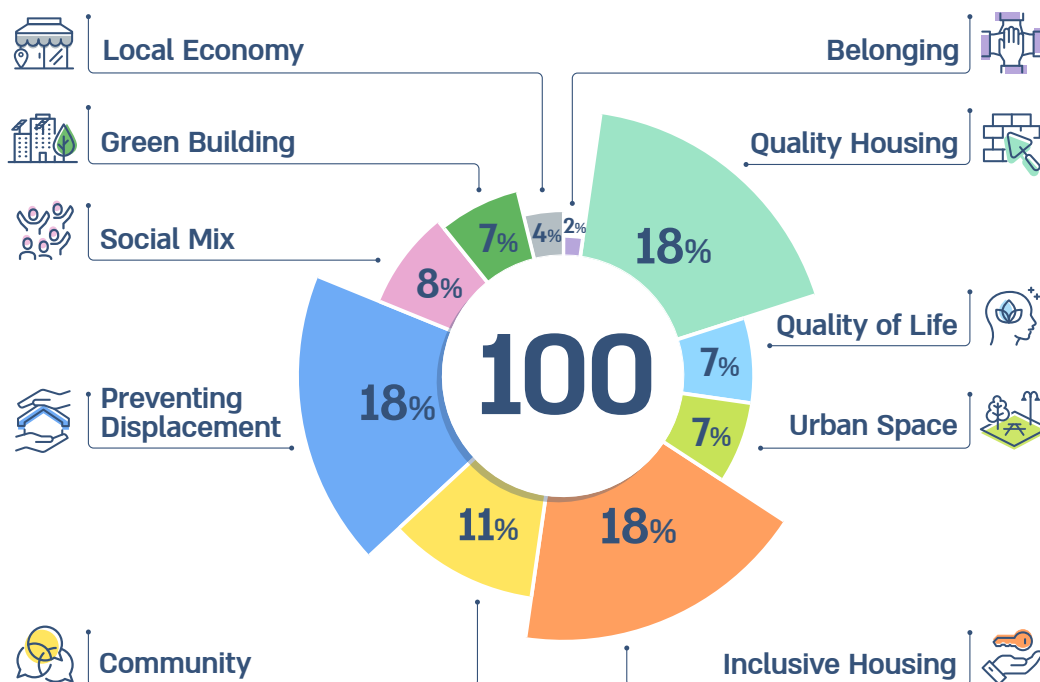


The level of expertise needed to answer each question was determined according to the availability and complexity of the information needed to answer the question. We believe most developers will be able to answer the questions classified as very low, all the way to medium difficulty. Question classified at a high or very high difficulty level typically require information from a professional affiliated with the project, such as an architect, planner, or another type of advisor.

6. Scoring

Scores are based on weights assigned to each of the categories during the tool development phase. Each category has a different weighting in the overall score.

Category Weights



Project Scoring



The project incorporates social and environmental considerations **exceptionally**



The project incorporates social and environmental considerations **well**



The project incorporates social and environmental considerations in an **average way**



The project incorporates social and environmental considerations in a **basic way**



The project **does not add pronounced social or environmental value**

Special scoring for projects located in cities and towns in the periphery:

In Israel, a main critique of urban regeneration policy is the absence of projects in the country's geographical and socio-economic periphery. In areas where land values are low, there are almost no urban regeneration processes, except for a few projects that receive special government support. **Because urban regeneration projects in the periphery have the potential to generate significant social value, projects located in the periphery receive an additional score of 10 points. These bonus points are factored into the overall score and reflected in the scored assessment report.**

How do I know if my project is located in the periphery?

For the purposes of the tool, we define a project in the periphery as a project located in a neighborhood ranked between **1 - 6 in Israel's socio-economic clusters**, a classification published by the Israeli Central Bureau of Statistics (CBS). To determine the cluster in which the project is located, it is first necessary to ascertain its **statistical area**. This information is easily found by selecting “statistical area” on the [govmap website](#) (Hebrew). After identifying the statistical area where the project is located, check which cluster the area belongs to by going to the CBS website, [here](#).³ **Note: these actions are performed automatically when filling out the questionnaire on the tool website.**

Sample Impact Assessment Report:*



* Note: score reports are available in Hebrew.



The Assessment Tool

Select or fill in the answers as shown below.

Project Information	
Description of the Project	<i>A short description of the project (250 words)</i>
Address of the Project	<i>House Number, Street, City</i>
Statistical Area	<i>Refer to the instructions above</i>
Is the project located in the social-geographical periphery?	<ul style="list-style-type: none">• Yes - (Project is eligible for 10 bonus points)• No
Project Scheme	<ul style="list-style-type: none">• Raize and Rebuild• Build–Raize–Rebuild• TAMA 38/1 (Reinforcement)• TAMA 38/2 (Raize and Rebuild)• Another type of a Raise and Rebuild Project• Renovation• Another type of Urban Regeneration Project
Project Phase	<i>Fill in your answer here</i>
No. of Units - Existing	<i>Fill in your answer here</i>
No. of Units - Planned (Post Construction)	<i>Fill in your answer here</i>
No. of Affordable Housing* Units (Current)	<i>Fill in your answer here</i>
No. of Units Offered under Long Term Rental Contracts	<i>Fill in your answer here</i>

* Affordable Housing: Housing for rent at a reduced price as defined in the Sixth Schedule to the Israeli Planning and Building Law. Housing whose rental price remains 20-40% below market prices for a period of 20 years and rented to entitled persons for a minimum of 5 years at a time.



Quality Housing

This category includes 8 questions:

- 1 Maintenance-Led Design
- 2 Planning for Energy Cost Savings
- 3 Updating the Building's Shared Systems
- 4 Improving the Building's Façade
- 5 Housing Density
- 6 Natural light
- 7 Ventilation
- 8 View

Note Projects that feature 'Demolish-Construct' schemes get automatic full points on questions 3 & 4.

Maintenance-Led Planning

Background

Maintenance costs are an important consideration among homeowners when it comes to figuring out if they can afford to live in their apartments after the Urban Regeneration process. This is especially true concerning Demolish-Construction schemes in which smaller buildings (up to 4 floors) are often replaced with taller buildings (5-9 floors), high-rise buildings (10-20 floors) or towers (21+ floors, where maintenance costs are the most expensive.⁴

In general, new builds tend to include more systems that require maintenance, especially in light of a standard that has been advanced in last decade in relation to various issues, such as evacuation and fire safety. Addition, in high rise buildings and towers, building systems are more complex, both due to regulations (for example, sprinklers to prevent fires are required in buildings above a certain height), and due to a desire to meet a certain standard of living (for example - installation of a garbage chute). Likewise, in high-rises, it is common practice to build underground parking lots, which increases common area that need to be maintained. Another component that increases maintenance costs is an increase in the number of tenants and in the intricacies of maintenance, which often lead to the need to hire an external management company. As a result, the maintenance costs of high-rise buildings significantly exceed the usual cost of maintaining low-rise, older buildings. The gap is between a few tens of shekels per month in an old, low-rise building without complex technical systems, to several hundred shekels per month for a new building.⁵

Also, most of the monthly building committee fees cover routine maintenance expenses but do not cover breakage or replacing systems at the end of their useful life, improvements or system retrofits. Funding for such components requires the pooling of additional resources, on the part of tenants, as needs arise.⁶ In light of all this, there is social value in plans that are sensitive to maintenance costs. Similarly, establishing mechanisms that allow long-time tenants to shoulder the added maintenance costs is of particular social importance. The topic is discussed later under the category dealing with preventing displacement.

Question 1: Maintenance-led Design

Maintenance consulting is not a defined or regulated field of practice, but it is a function that exists in the construction market, mainly utilized in the development of new office buildings. Design which incorporates the input of a maintenance expert increases building efficiencies, thereby mitigating the maintenance burden on tenants and preventing the rapid deterioration of the physical condition of the buildings. Beyond involving a maintenance specialist in specific matters, projects can include a maintenance appendix, a document prepared by a maintenance expert and submitted to the planning authority as part of the project's official and binding documentation. Its purpose is ensure the incorporation of planning approaches that reduce maintenance costs from the outset. The document references the following components, among others: Central plumbing piping shafts, the design of a machine room, accessibility of technical systems and air conditioners, the use of cladding and exterior materials with optimal upkeep and maintenance, planning the building's entrance in a manner that saves costs.⁷

Does the project team include (or plan to include) a maintenance advisor or specialist?

Yes	3.00
No / Don't Know	0.00
Level of expertise needed to answer the question	Very low level of expertise
Sources of verification	Project documents, an initial planning proposal, a commitment by the developer to work with a maintenance advisor
Limitations in light of the project phase	Requires at least a preliminary planning proposal, which references the topic of maintenance
Limitations in light of the project scheme	None
UN SDG alignment	

Question 2: Planning for Energy Cost Savings

Energy expenditures, which mainly include electricity costs, are one of the most significant cost components in the maintenance of shared residential buildings. Most electricity consumption comes from lighting the entryways, the parking areas⁸ (especially of underground parking lots that don't have natural light), and common areas. Installing mechanisms that save regular energy costs may reduce maintenance costs as well as avoid negative impact on the environment from high energy consumption.

Does the project integrate mechanisms to reduce regular energy costs?

For example: energy-saving lighting, lighting triggered by motion sensors, converting continuous or automatic lighting to lighting when needed, natural light in the lobby and stairwell, installation of an energy demand management meter, etc.

Yes – the project integrates approaches to reduce energy costs

3.00

Some of the approaches mentioned above will be integrated

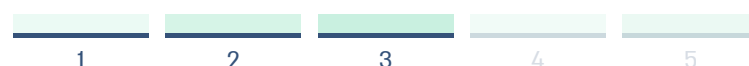
1.50

The project does not integrate approaches to reduce energy costs

0.00

Level of expertise needed to answer the question

Medium level of expertise



Sources of verification

Project documents, an overview of the project provided by the developer

Limitations in light of the project phase

Requires a detailed level of planning and/or a statement of principles affirming the developer's intention to install systems to reduce energy costs

Limitations in light of the project scheme

None

UN SDG alignment



Improving the physical quality of shared buildings

Question 3: Updating the Building's Shared Systems

This indicator is relevant for projects that include reinforcement under TAMA 38 (reinforcement) projects, or projects that feature other types of interventions, such as renovations, façade renovations, etc. These projects are typically carried out in older buildings where the common infrastructure systems are not adequately maintained or near the end of their useful life. Improving or replacing these systems are likely to improve the overall value of the building but are not required by law.⁹

Does the project include updating the building's common infrastructure systems? And if yes, which systems will be updated?*

Elevator	0.43
Electricity system	0.43
Plumbing & fixtures for water	0.43
Plumbing & fixtures to remove wastewater	0.43
Plumbing & fixtures for drainage and rainwater removal	0.43
Water filtration and storage systems (if it exists)	0.43
Shared garden, including garden watering systems	0.43
Updates to common infrastructure systems will not be made	0.00
Level of expertise needed to answer the question	Very low level of expertise
Sources of verification	Project documents and/or a preliminary master plan/town plan scheme
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	Relevant to the TAMA 38 (Reinforcement) scheme or projects in which there are other interventions like renovations, improvements to the building's façade, etc.
UN SDG alignment	

* Select all that apply. * 'Demolish-Construction' schemes are awarded automatic full points on this question.

Question 4: Improving the Building's Façade

This question is relevant to the TAMA 38 (Reinforcement) scheme or projects in which there are other interventions like renovations, improvements to the building's façade will likely improve the quality of the building, but are not mandated by law. This question is relevant for projects that include reinforcement under TAMA 38 (reinforcement) projects, or projects that feature other types of interventions, such as renovations, façade renovations, etc. Improvements to the facade are likely to improve the living quality of the building but are not required by law.

Does the project include plans to improve or update the façade of a residential building? Select all that areas in which improvements will be made:*

Balcony	1.50
Windows	1.50
Building materials of a higher quality than existing materials will be used on the façade (e.g. cladding)	1.50
Painting the facade	1.50
No improvements will be made to the building's facade	0.00
Level of expertise needed to answer the question	Very low level of expertise <div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div>1 2 3 4 5</div>
Sources of verification	Project documents and/or a preliminary master plan/town plan scheme
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	Relevant to the TAMA 38 (Reinforcement) scheme or projects in which there are other interventions like renovations, improvements to the building's façade, etc.
UN SDG alignment	

* Select all that apply. * 'Demolish-Construction' schemes are awarded automatic full points on this question.

Improving the physical quality of residential apartments

Question 5: Housing Density

Housing Density is a concept defined as the ratio between the area of the apartment, or the number of rooms in it, to the number of persons living in it.¹⁰ This question examines the number of persons in relation to the number of rooms in the apartment (not relation to the area), assuming that the addition of a room, assuming that the addition of a room in the apartment, through reasonable design that meets regulatory requirements, will automatically increase in the apartment's overall area. Also, the addition of a room, even one that is created from the re-organization of internal space and not necessarily added area, is likely to improve the quality of life in the apartment and allow additional tenants ample private space.

Among households already living in conditions of high density or overcrowding, what percentage are expected to experience an improvement as a result of your project?

+75% will experience improvements	1.50
25 – 74% will experience improvements	0.75
Up to 25% of tenants will experience improvements	0.375
We don't have information on this / the level of housing density is not expected to improve as a result of this project	0.00
Level of expertise needed to answer the question	High level of expertise
Sources of verification	<ul style="list-style-type: none"> Number of rooms (pre-build): tenants survey or building permit Number of rooms planned (post construction): Construction Appendix, agreement, or declaration by the developer <u>National Housing Density Index</u> (Central Bureau of Statistics), Quality of Life Sustainability, and National Resilience Indices Household size among current tenants (prebuild): Tenants survey, or information held by the local municipality
Limitations in light of the project phase	Requires a level of design in which it is possible to assess how many rooms will be added
Limitations in light of the project scheme	None
UN SDG alignment	

Questions 6-8: Natural light, ventilation, view

The physical quality of residential buildings is affected by various components, some of which are enshrined in regulation for planning and construction. Israeli frameworks¹¹ that deal with density identify factors that affect housing quality such as the sense of light and space, ventilation and adjacent entrances, social mix, private storage space, direct eye contact with green space, privacy, noise reduction, construction quality and finishes.

International frameworks¹², such as LEED, BREEAM, or Secured by Design¹³ reference similar components. Among the various factors of housing quality, we have chosen to focus on natural light, ventilation, and landscape, components that have a significant impact on the quality of housing and are not sufficiently regulated in the Israeli context of planning and construction.

Question 6: Natural light

Will natural light be the main source of light in the apartment for most of the day?

In all apartments, natural light will be the main source of light	1.50
In most of the apartments natural light will be the main source of light	0.75
Among a small number of apartments natural light will be the main source of light	0.38
Don't know	0.00
Level of expertise needed to answer the question	Low level of expertise
Sources of verification	Declaration of a planner / architect / consultant expert, project documents, a model examining natural light
Limitations in light of the project phase	Relevant for advanced phases of planning
Limitations in light of the project scheme	Less relevant to processes that don't require planning and design
UN SDG alignment	

Question 7: Ventilation

The existence of at least two directions for air to flow is perceived as a basic condition for ensuring ventilation in an apartment.¹⁴ In addition to this this requirement, there are additional conditions that contribute to optimal ventilation which require a higher level of planning and which are outlined in the guidelines (Hebrew) released by the Ministry of Environmental Protection for assessing the functioning of passive systems for heating and cooling of buildings and the urban microclimate (Chapter 3, 'Comfort Ventilation' and Chapter 4 'Night Ventilation.')¹⁵

Does the design of the housing units incorporate the principles of natural ventilation?

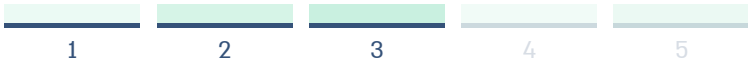

Yes – the project plan includes a reference for the design of air vents according to the guidelines laid out by the Ministry of Environmental Protection	1.50
Yes – All apartments have parallel, side by side 2 directional ventilation	0.75
Partial – most of the apartments will have parallel, side by side 2 directional ventilation	0.38
No / Don't know	0.00
Level of expertise needed to answer the question	Medium level of expertise
Sources of verification	Project materials, building permit, declaration of a designer / architect / expert consultant
Limitations in light of the project phase	Requires a detailed level of planning; should be considered during the advanced planning phase
Limitations in light of the project scheme	None
UN SDG alignment	



Question 8: View

Among residents in medium-high density neighborhoods, a view to a green landscape or other form of open space is one of three variables that were found to be significant indicators of tenant satisfaction (along with accessibility and privacy within the apartment).¹⁶

In what proportion of the apartments will it be possible to see green space, a natural landscape, or an open landscaped space?

All apartments (100%)	1.50
Vast majority of apartments (75%-99%)	1.125
Most of the apartments (50%-74%)	0.75
A small number of apartments (25%-49%)	0.375
A very small number of apartments (up to 24%)	0.00
Don't know	0.00
Level of expertise needed to answer the question	Medium level of expertise 
Sources of verification	Project materials, building permit, declaration of a designer / architect / expert consultant
Limitations in light of the project phase	Should be considered during the advanced planning phase
Limitations in light of the project scheme	Less relevant for procedures that don't require design
UN SDG alignment	



Wellbeing

This category includes 4 questions:

- 9 Availability of health services
- 10 Access to Public Space That Allows for Physical Activity
- 11 Design that Includes a High Level of Personal Safety
- 12 Support for Formal and Informal Education

Background

Wellbeing is a broad concept that contains many complex variables,¹⁷ many of which are not included in this tool in order to keep it simple and functional. For the purposes of the tool, assessing wellbeing focuses on three components: health, personal security, and education. These three topics feature in most frameworks that assess wellbeing and quality of life.

Health

It is very complex to measure health, since health is affected by many variables such as age, lifestyle, access to medical services, socio-economic status, income, awareness, and more. It is accepted to measure the impact of development and planning on health using three types of indicators; indicators that deal with the accessibility of health services, such as developing space that encourages physical activity (e.g. parks and gyms); indicators that focus on the availability of healthy food and fresh or organic fruits and vegetables.¹⁸ There are also more subjective indicators that involve collecting personal health data or data related to personal behaviors and characteristics, yet these are typically measured after the units are populated, via surveys and interviews.

Question 9: Availability of health services

What proportion of residential buildings will be located within a 15-min. walk or 500m from an HMO, or another medical center that provides community medical services?¹⁹

All the buildings in the plan (100%)	1.17
A large majority of the buildings in the plan (75%-99%)	0.88
Most of the buildings (50%-74%)	0.58
A small portion of the buildings (25%-49%)	0.29
A very small portion of the buildings (up to 24%)	0.00
Medical clinics are not located less than 15-min. walk / 500 m from the project	0.00
Level of expertise needed to answer the question	Medium level of expertise
Sources of verification	Project documents, a survey of medical services in the neighborhood
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	None
UN SDG alignment	

Question 10: Access to Public Space that Allows for Physical Activity

Are there places to do free physical activity near the project (e.g. within walking distance)?

Yes – Currently or through the project there will be public space where it is possible to do physical activity*	1.35
No	0.00
Level of expertise needed to answer the question	Low level of expertise
Sources of verification	Project documents
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	None
UN SDG alignment	

* The financing to build a gym can come from the developer or a municipal stakeholder / donor / or other source.

Personal Safety

Question 11: Design that Includes a High Level of Personal Safety

The level of crime and accordingly, the level of personal safety, are affected among other things by urban planning. The CPTED approach – Crime Prevention through Environmental Design, is a globally accepted model that outlines four principles for personal security; natural surveillance and natural access control aimed at limiting opportunities for crimes to be committed; natural territorial reinforcement which aims to strengthen communal supervision in the built environment and in this way increase visibility and decrease the possibility of a crime being committed; and upkeep of space in such a way that transmits a message that there is engagement and enforcement.²⁰ This approach has been adopted by the Ministry of Internal Security which issued planning guidelines aimed at creating urban spaces where the principles of crime prevention are applied (Hebrew).²¹

In general, the level of personal security is measured by objective means, such as police data on crime or through subject questions, for examples asking about residents' sense of personal safety while walking alone in the area at night.²² Unlike metrics that examine a subjective feeling, the question focuses on the extent to which personal security considerations and crime reduction will be taken into account during project planning.

Does the project incorporate planning principles that promote a high level of personal security, like those promoted by CPTED?

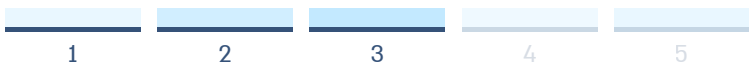


Yes	2.33
No	0.00
Level of expertise needed to answer the question	High level of expertise
Sources of verification	Project documents, building permit, declaration by the developer
Limitations in light of the project phase	Should be considered during the advanced planning phase
Limitations in light of the project scheme	Not relevant for processes that do not include a master plan
UN SDG alignment	

Education

Question 12: Support for Formal and Informal Education

Does the project include support (financial or otherwise) for an formal or informal education that complies with all of the following parameters?*

- The educational program will be open to both new and long-time residents
- The educational program will be available to low-income groups
- The design of the educational program/ infrastructure was designed with input from public education officials and the local community

Yes	2.33
No / Don't know yet	0.00
Level of expertise needed to answer the question	Medium level of expertise 
Sources of verification	Project budget, overview of the project plan from the developer
Limitations in light of the project phase	None
Limitations in light of the project scheme	Not relevant for projects that do not require a master plan
UN SDG alignment	 

* Support can be in the form of investments in physical infrastructure, buildings, or open space, or support for activities. Financing can come from the developer or a public, philanthropic or other stakeholder



Identity and Belonging

This category includes one question:

13 Developing or Restoring Landmarks - Places of Unique Value to the Community

Activities for the Preservation and Empowerment of Local Identity, Belonging, and Local Pride

Question 13: Developing or Restoring Landmarks-Places of Unique Value to the Community

Urban regeneration can be an opportunity to strengthen local identity and pride and improve a neighborhood's image. At the same time, the urban regeneration process poses a danger of alienating groups from the area's local identity, especially in cases in which a new identity is introduced, one that attracts the attention or new residents. Planning that respects local history, culture, heritage or landscape is likely to increase a sense of belonging to or pride in an area and generate a positive image of the area. One way to realize this aim is through the development or preservation of sites that have a unique value to the community.

Does the project include plans to develop, preserve, or restoring sites that have special significance to the local community, or constitute historical landmarks, or serve as anchors of belonging local identity or local pride among veteran residents?*

Yes	2.00
No / Don't know yet	0.00
Level of expertise needed to answer the question	Medium level of expertise <div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div>1 2 3 4 5</div>
Sources of verification	Project budget, business plan, social impact assessment and/or a public participation plan; a document from the developer outlining the project.
Limitations in light of the project phase	None
Limitations in light of the project scheme	Not relevant for very small projects (e.g. TAMA- 38/1)
UN SDG alignment	

* May include buildings, public or private institutions, lookout points, or other points of interest traditional, religious, or cultural value, if the site is selected in the community-based public participation process, and its refurbishment was decided with public buy-in.



Quality of Urban Space

This category includes 5 questions:

- 14 Access to Open Public Spaces
- 15 Spaces that Encourage Walking
- 16 Mixed Use Space
- 17 Access to Public Transportation
- 18 Quality Public Services

Improvement of Public Space

Question 14: Access to Public Open Spaces

Sufficient access to ample open public space is immensely important in urban environments. Some even view it as a key characteristic of a successfully designed space.²³ It is widely agreed that it is not only the area of public space (in line with various standards) that matters, but also the quality and accessibility of this space.²⁴

Quality public spaces have territorial continuity and are incorporated into basic structure of a neighborhood. They take into account the local nature, the landscape, history, and heritage, and should be developed in line with the current and future needs of the local population.²⁵

This question assesses **access** to public open space for the elderly, children, and people with disabilities.

Which of the following principles have been incorporated into project's open public space plan?²⁶ *

They will be visible to the general public and at least one side opens to the street	0.156
They will be located at street-level (as opposed to floodplains that are developed at high levels and detached from the street)	0.156
Maximum access to all parts of the public space for people with disabilities	0.156
They were designed with the needs of children and the elderly in mind ²⁷	0.156
The project features a structured and budgeted process for residents to participate in designing the detailed plan. (e.g. residents can weigh in on the type of facilities, their placement, the placement of access roads and other paths, places that allow gatherings and activities).	0.156
Plans for open public space were not designed according to these principles	0.00
Level of expertise needed to answer the question	High level of expertise
Sources of verification	<ul style="list-style-type: none"> • Project documents • The construction plan and/or the landscape development plan) • A document outlining the project principles and plans for resident engagement
Limitations in light of the project phase	Requires a detailed level of planning that describes the design of the open public spaces
Limitations in light of the project scheme	Not relevant for small projects that do not include public spaces
UN SDG alignment	


* Select all that apply.

Question 15: Spaces that Encourage Walking

In recent years, plans that encourage walking have been gaining prominence. Whereas in the past, discourse revolved around the importance of the personal vehicle, the concept has gradually been replaced with the notion of walkability, the extent to which the built area is amenable an array of human activities, like living, shopping, and leisure – all in the same area.²⁸ In Israel, there is still a notable gap between the discourse and current practice. Most neighborhood plans do not incorporate walkability, but rather continue to design roads around the preferential needs of drivers.²⁹ This tension poses a challenge to urban regeneration – whether it's possible to strengthen and improve the elements in older neighborhoods that bolster walkability, or at the very least, not to damage older areas that are pedestrian-friendly in favor of personal vehicles. A variety of components contribute to the creation of an urban space that encourages walking and can be divided into three levels of quality:³⁰

- **Safety and Security:** Protecting pedestrians from other modes of transportation in the area, as well as protection from crime and weather-related hazards.
- **Comfort:** The possibility of walking and doing so comfortably and conveniently
- **Attractiveness:** The dimension of aesthetics, designing the space with the right dimensions in mind.

Does the project design encourage walking by incorporating any of the following elements?*

The width of the sidewalk takes into account the expected volume of traffic, in accordance with the Planning Guidelines for Designing City Streets – Pedestrian Traffic*	0.156
Plans feature an additional strip lining the street for planting shade-bearing trees with large volume foliage	0.156
The space between intersections is not greater than 100m, so as to shorten the walking distance between intersections	0.156
Planning includes shop fronts or other active façades	0.156
The plan does not incorporate special features that encourage walking	0.00
Level of expertise needed to answer the question	Medium level of expertise 
Sources of verification	Project documents, construction or transportation appendix, statement from the developer / architect
Limitations in light of the project phase	A minimum level of planning is required, can include the outline of a walkability scheme

* Select all that apply. * For further guidance see: [Planning Guidance for Designing City Streets – Pedestrian Traffic](#) (2009) (Hebrew)

Limitations in light of the project scheme	None. In cases of development that do not require planning, data will be evaluated against current conditions
UN SDG alignment	

Question 16: Mixed-Use Space

Generating mixed-used spaces – residential, commercial, public buildings and land, offices, hotels and more – is considered one of the main approaches to creating prosperous spaces and is considered one of the important components in planning according to the proponents of New Urbanism, Smart Growth, and planning for public transportation.³¹ Mixed use properties have advantages from an environmental point of view. Mixed-use properties help streamline land use and reduces travel distances and the negative consequences from it.³² From a social impact perspective, it encourages interactions between residents.³³ In Israel, planning approaches that advocated for a separation between uses have left their mark on many neighborhoods in which urban regeneration schemes are currently being advanced. For this reason, the renewed planning of these areas provides new opportunities to redesign the areas to increase the variety of uses afforded to residents.

What proportion of the buildings will feature at least two uses (i.e. residential, commercial, municipal buildings, office space)?

Most of the buildings feature mixed-use amenities (51% and above)	0.78
A small portion feature mixed-use amenity (25%-50%)	0.39
A very small portion feature mixed use amenities (up to 25%)	0.19
We don't have access to this information	0.00
Level of expertise needed to answer the question	Medium level of expertise 1 2 3 4 5
Sources of verification	Project documents, construction or transportation appendix, statement from the developer / architect
Limitations in light of the project phase	Minimal level of planning required. Plans should detail the buildings' proposed uses and where they will be located
Limitations in light of the project scheme	None. In cases of development that do not require planning, data will be evaluated against current conditions
UN SDG alignment	

Question 17: Access to Public Transportation

Good access to quality public transportation is a central component of planning approaches that seek to create decent alternatives to the dependence on personal cars. The level of service from public transportation is influenced by different factors but among them, the spatial distribution of new or existing roads.³⁴

Does the project comply with any of the following transportation & traffic requirements? *³⁵

The project includes a Public Transportation Annex which details local transport links and the location of stations and bus stops	0.466
75% or more of the entrances in the project are located within 250m of a bus stop	0.466
75% or more of the entrances in the project are located no more than 500m from public transport (e.g. a light rail or metro station)	0.466
Among projects located near train links, a significant portion of the project's buildings are located within 1 km of the station entrance	0.466
At least 50% of the commercial and municipal office space is located within 250m from public transportation	0.466
The project is not located in close proximity to public transportation, or we don't have access to this information	0.00
Level of expertise needed to answer the question	High level of expertise 
Sources of verification	Project documents, construction annex, transportation annex, public transportation annex, statement by a planner / architect / professional advisor
Limitations in light of the project phase	Requires a detailed level of planning
Limitations in light of the project scheme	None; in cases of development that don't require planning the information will be compared to the current conditions
UN SDG alignment	

* Select all that apply.

Question 18: Quality Public Services

The quality of public neighborhood services is considered one of the most important factors that determines neighborhood attractiveness.³⁶ This question shines a light on the ability of urban regeneration processes to contribute to improving the quality of public services provided in the neighborhood. The method for assessing the quality of local services is based on three factors – investment per resident, an assessment of procedures and work methods (what will be done with the investment) and outputs (the expected result of the investment). For simplicity's sake, this indicator examines investments in local services according to several criteria designed to ensure that the investment will have a direct social purpose. These conditions relate to how widely available and accessible the services will be to the general public.³⁷

For projects that seek to contribute to or support local services, are the following elements incorporated into the project?*

- The investment aims to improve existing public services that are available to all residents of the neighborhood, veteran and new residents alike?
- The investment seeks to improve the quality, access, and/or affordability of public services (for example, among low income, elderly, disabled, etc., residents)
- The nature of the investment was decided with input from public authorities in charge of local planning and development issues and the local population

Yes	2.33
To some extent – The project aligns with some of the features	1.165
No	0.00
Level of expertise needed to answer the question	Medium level of expertise 
Sources of verification	Project budget, a document from the developer outlining the project
Limitations in light of the project phase	None
Limitations in light of the project scheme	None
UN SDG alignment	

* Investment in real assets or services/ activities. The investment can come from the developer or through a public, philanthropic, or private entity facilitated by the project.



Inclusive Housing

This category includes 4 questions:

- 19 Affordable Housing
- 20 Affordable Housing Adjusted to Low- and Middle-Income Earners
- 21 Public Housing
- 22 Long-Term Stable Rent

Question 19: Affordable Housing

Urban regeneration, specifically *demolish & rebuild* projects in the field of housing detracts from units rented at cheap rates, because of the general increase of housing and rental prices. Older areas where urban regeneration processes are taking place often include a high number of rentals. These are often the first to be displaced because of urban regeneration processes. Integrating affordable housing³⁸ is designed to mitigate this and create opportunities for affordable residential units for low- and middle-income earners.

What proportion of the units qualify as affordable housing?

Affordable housing – Housing for rent at a reduced price as defined in the Sixth Schedule to the Planning and Building Law. Housing whose rental price remains 20-40% below market prices for a period of 20 years and rented to entitled persons for a minimum of 5 years at a time.

+21% will be offered as affordable housing	7.00
11%-20% will be offered as affordable housing	3.50
1%-10% will be offered as affordable housing	1.75
The project doesn't offer affordable housing	0.00
Level of expertise needed to answer the question	Very low level of expertise
Sources of verification	Project budget, a document from the developer outlining the project
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	None
UN SDG alignment	

Question 20: Affordable Housing Adjusted to Low-and Middle-Income Earners

This question gives points to projects that go even farther by developing affordable housing whose price is set based on the incomes of middle or low-income earners. The question highlights the affordability threshold, widely accepted in many countries, for example, in Canada and the US, that states that affordable housing should not exceed 30% of household income, including related fees such as taxes, maintenance fees and monthly bills. Israel does not have an affordability index but the 30% of income has become an accepted threshold in various areas such as mortgages but has not been formally adopted into legislation.

For projects that seek to contribute to or support local services, are the following elements incorporated into the project?

This means, for example:

- A portion of the total units will be rented at a rate suitable for a medium income household and not exceed 30% of the average income of someone in the 7th decile
- A portion of the total units will be rented at a rate suitable for a low-medium income household and not exceed 30% of the average income of someone in the 5th decile
- A portion of the total units will be rented at a rate suitable for a low income household and not exceed 30% of the average income of someone in the 3rd decile

Yes	3.00
No	0.00
Level of expertise needed to answer the question	Medium level of expertise  <div>1 2 3 4 5</div>
Sources of verification	Project budget, a document from the developer outlining the project
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	None
UN SDG alignment	 

* Example: Calculate affordable rent for a middle to low-income earner as follows: Determine the average income of a person in the 5th decile (14,859 NIS according to figures issued by the Central Bureau of Statistics, 2018). Rent therefore should not exceed 4,457 NIS per month. For a list of average monthly salary by income percentile see [Household Income and Expenditure Data From the 2018 Household Expenditure Survey](#) – General Summary, Central Bureau of Statistics (most recent figures).

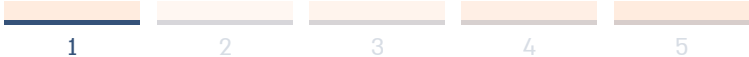



Question 21: Public Housing

Public housing is government owned housing that is rented at low rates for eligible low-income earners who do not have the means to rent or purchase an apartment at market price. An integral part of the welfare state, which has seen reductions in recent years, public housing has been made available for the weakest populations.

Historically, public housing was built at the initiative of the government and not by the private market. However, urban regeneration is an opportunity to update and increase the stock of public housing, especially for residential buildings that already include public housing apartments. In such cases it is possible to re-distribute total rights for public housing and increase the overall number of units allocated for public housing.

Does the project include new public housing units (at least 5% of total planned units)?*

Yes	3.00
No	0.00
Level of expertise needed to answer the question	Very low level of expertise 
Sources of verification	A description of the project and/or business plan
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	None
UN SDG alignment	

* Public housing, as defined in Israel's Law of Residents' Rights in Public Housing.

Question 22: Long-Term Stable Rent

Long-term stable rent gives households the opportunity to live in rented accommodation for a long time without fear of eviction. This type of housing provides security and stability and makes renting a valid alternative to buying an apartment. Unlike affordable housing this is housing that is not intended for the eligible few, rather, it is aimed at all households. Long term rent is defined in the Planning and Building Law (Appendix 6) as housing offered for rent for a minimum period of 20 years, during which time it is offered for a minimum rental period of 5 years. According to the Law, rental rates are determined according to the market price once every 5 years and it is only possible to increase the rate commensurate with increases in the consumer index.

What proportion of the units will be offered as long-term rental units?*

21% of the total units will be offered as long-term rental units	5.00
11%-20% of the total units will be offered as long-term rental units	2.50
1%-10% of the total units will be offered as long-term rental units	1.25
No	0.00
Level of expertise needed to answer the question	Very low level of expertise 
Sources of verification	Project documents, the business plan
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	None
UN SDG alignment	 

* Long-term rent, as defined in the Law of Planning and Construction.



Participation and Community Empowerment

This category includes 5 questions:

- 23 Social Report – Needs Assessment and Tenant Preferences
- 24 Implementation of Recommendations from the Social Report
- 25 Social Impact Consultant
- 26 Public Participation During the Initial Planning Phases
- 27 Tenant Representation

Tools for Identifying & Assessing Needs During the Planning Process

Question 23: Social Report – Needs Assessment and Tenant Preferences

Local demographic data is an important input in the process of urban planning, especially in the case of urban regeneration projects. Despite its importance, demographic data is not always available to those engaged in the planning process. The Government Authority for Urban Renewal published a [guidance manual](#) (Hebrew) for preparing a social impact report in urban regeneration projects. The manual guides users on how to identify the needs and perceptions of residents. This question focuses on this mapping process and whether it is done in accordance with official guidance.

Did you carry out a social needs assessment incorporating the following elements?*

The needs assessment was/will be carried out by a social advisor with experience in social/ community development and is a member of the project team	0.625
The needs assessment report will be accessible to the municipality and the Urban Regeneration Administration	0.625
The report includes/will include the required information in accordance with the guidance manual	0.625
We don't have plans to carry out a social needs assessment	0.00

* Select all that apply. * For the guidance manual, see [here](#).

Level of expertise needed to answer the question	Medium level of expertise 1 2 3 4 5
Sources of verification	Project documents, a statement from the developer
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	None
UN SDG alignment	

Question 24: Implementation of Recommendations from the Social Report

In order for a social impact report to be effectual, it must contain concrete recommendations that ostensibly should be integrated into project planning and and tenant support work. Turning the recommendations into actions are a significant challenge, which requires a high level of professionalism and expertise, as well as a willingness on the part of the developer to integrate tenants' voices into the planning process.

Did you carry out a social needs assessment incorporating the following elements?*

Fully	1.00
To some extent	0.50
Not at all	0.00
Level of expertise needed to answer the question	High level of expertise 1 2 3 4 5
Sources of verification	A social needs assessment and the related report, an initial development proposal
Limitations in light of the project phase	In order to assess the extent to which recommendations were integrated into the report, a detailed level of planning expertise is required
Limitations in light of the project scheme	None
UN SDG alignment	

Question 25: Social Impact Consultant

The Social consultant is a member of the planning team responsible for integrating social components into the planning process. There is no accepted definition of the role of this consultant but it is widely expected that he/she be trained in social planning or community development work. Their role consists of undertaking a social needs assessment as the basis for the design, identifying social challenges, outlining planning recommendations in line with the needs that arise during the need assessment and the public engagement process. Their role also ostensibly includes ensuring that social objectives are incorporated into the plan's overall objectives, support in ensuring the social objectives are achieved, support for tenants vis-à-vis professionals involved in the urban regeneration process and helping to bridge knowledge gaps between professionals and the tenants and explaining the various aspects of the planning process.³⁹

Does the project employ a social impact advisor who will be involved in planning and operation / performance?

Yes	3.50
No	0.00
Level of expertise needed to answer the question	Very low level of expertise
Sources of verification	Project documents or any other documentation describing the project team
Limitations in light of the project phase	None
Limitations in light of the project scheme	Less relevant for projects that do not require planning
UN SDG alignment	 

Resident Engagement

Question 26: Public Participation During the Initial Planning Phases

Public participation in planning procedures is described as a process in which people who are not elected by the public or officials take part in decision making in relation to issues that concern their lives.⁴⁰ It ensures the essence of democracy, incorporating such elements as participatory democracy (engagement of citizens in political and social life) as well as deliberative democracy (knowledge acquisition as part of the discourse).⁴¹ Public participation strengthens the public's sense of belonging and trust, foster greater legitimacy for the project among the public and decision makers, as well as affect planning outcomes.⁴² It enables the exchange of information between the developers, local authorities and residents, and enables the developers to become acquainted with the needs and preferences of the local residents and explore different solutions and alternatives.⁴³ As opposed to informing or updating tenants about processes that are in their advanced stages, public participation is done during the early stages of the planning process in order to share information to the developers about local needs and perspectives from the very beginning of the process.

Does the project include a budgeted plan to solicit public feedback that begins at the initial planning phases?

Yes	2.00
No	0.00
Level of expertise needed to answer the question	Very low level of expertise
Sources of verification	Declaration from the developer, project documents, public participation workplan, public participation report
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	Less relevant for projects that do not require planning
UN SDG alignment	

Building Capacity within the Community to Participate in the Urban Regeneration Process

Question 27: Tenant Representation

Through tenant representatives, tenant groups can have a positive effect on the planning process. Among other things, organizing may lead to the development of bottom-up projects which can substantially influence tenants' design of the project, the developer and team that is selected to carry out the project, definition of the changes and more. Also, tenant representatives are likely to neutralize power gaps that exist between tenants or the developer/organizer.

Tenant representatives are democratically elected by the tenants in a given building in order to help in organizing the tenants (apartment owners and tenants in public housing) for the urban regeneration process. Tenant representatives represent tenants to the various professionals involved in the project, such as the developer, lawyer, surveyor, architect, organizer, the various authorities, and more. The tenant representatives are tasked with communicating the needs and interests of the tenants, vis-à-vis the various parties, convey information, and make decisions on behalf of the tenants in relation to the day-to-day running of the project. Ideally, a tenants' representative will include representatives that reflect a wide range of population groups and should be comprised of tenants that are actually living in the building.⁴⁴

Do most of the buildings included in the plan have a democratically elected tenant representative that represents the tenants in the transaction, and in which most of the representatives live on site?

Yes	2.00
No	0.00
Level of expertise needed to answer the question	Very low level of expertise
Sources of verification	A document from the developer outlining the project, and/or the social needs assessment carried out by a qualified consultant
Limitations in light of the project phase	None
Limitations in light of the project scheme	None
UN SDG alignment	



Preventing Displacement

This category includes 7 questions:

- 28 Offering Diverse Housing Stock
- 29 Mechanisms for Participatory Financing of Maintenance Fees
- 30 Building before Eviction
- 31 Support for Vulnerable Groups
- 32 Communal Institutions
- 33 Community Support once the Units are Occupied
- 34 Representation of Veteran Tenants in Decision Making Processes

Background

Across the world, urban regeneration is perceived as one of the main drivers of gentrification of neighborhoods. A similar criticism is voiced in Israel, especially with regard to ‘Eviction and build urban regeneration projects.’⁴⁵ Gentrification is a term that describes a process by which middle- and upper-class residents immigrate to a neighborhood where the lower class live and change its image and human composition. These changes cause prices in the neighborhood to rise, in particular housing prices, causing the original residents to no longer afford to live there. In their stead, middle- and upper-income groups move in and with them commerce that caters to their income profile.⁴⁶

There are areas that are more prone to gentrification than others, for example, the city center, characterized by groups whose income is low compared to others in the city, whose housing stock is old – and you begin to see people with a higher level of education compared to the average for that city, and a sharp increase in housing prices.⁴⁷ These first three characteristics are very common in urban regeneration sites in Israel.

At the same time, there are measures to prevent displacement and mitigate processes displacement, such as mechanisms to reduce living costs in the renewed area, making affordable housing available, ways of providing individual assistance, as well as encouraging local resident participation in the planning process that will ultimately determine the future of the neighborhood.

Preventing Displacement of Homeowners and Renters

Question 28: Offering Diverse Housing Stock

Apartment owners who are part of vulnerable groups, such as the elderly, the disabled, minorities, immigrants are at increased risk of eviction for a variety of reasons. Some stem from the very existence of the project and the nature of the apartments, some stem from changes in the composition of the local population, while others stem from objective challenges like the economic challenges of living in a renewed neighborhood caused by an increase in the price of housing, associated maintenance costs, an increase in municipal tax, or trade in the area.

The following question examines the possibility given to apartment owners who are at risk of displacement to reduce the costs of housing and harness the urban regeneration process to generate revenue. The option to “convert” renovations apartments to cash payments may benefit low-income apartment owners who are interested in increasing their income and do not necessarily need or are not interested in increasing the size of their apartments.

Have tenants at risk of displacement been offered to convert their building rights into cash payment?* (in Hebrew: “shinmuch”)

Yes	2.25
No	0.00
Level of expertise needed to answer the question	Low level of expertise 
Sources of verification	Social needs assessment, business plan, agreement with tenants, a document from the developer outlining the plan
Limitations in light of the project phase	A document mapping out the populations at risk of displacement; requires an advanced level of planning
Limitations in light of the project scheme	Not relevant for very small projects or schemes that do not require planning
UN SDG alignment	 

* Target population – the elderly, people with disabilities, and immigrants.

Question 29: Mechanisms for Participatory Financing of Maintenance Fees

The difference in financing maintenance costs in the transition from a low height building, typically managed by a committee of volunteers, to a multilevel building requiring complex professional management is significant and places a heavy financial burden on low income apartment owners. It is possible to bridge this gap by financing participation in maintenance costs, whether by establishing a maintenance fund, or an income generating real estate that will fund maintenance expenses of continuing tenants.

Does the project cost include a mechanism to finance the increased maintenance expenses, thus reducing the burden on lower income tenants?

The project includes a mechanism that will fund ongoing maintenance expenses of common areas for continuing tenants for 20 years or more	2.25
The project includes a mechanism that will fund ongoing maintenance expenses of common areas for continuing tenants for 15-19 years	1.69
The project includes a mechanism that will fund ongoing maintenance expenses of common areas for continuing tenants for 10-14 years	1.13
The project includes a mechanism that will fund ongoing maintenance expenses of common areas for continuing tenants for less than 10 years	0.56
The project does not integrate such a mechanism	0.00
Level of expertise needed to answer the question	Very low level of expertise
Sources of verification	Business plan, an agreement with tenants, a document from the developer outlining the project
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	None
UN SDG alignment	

Question 30: Building Before Eviction

There are cases in which there are plots of land that enable the developer to construct a new building before demolishing a building marked for eviction. This process is referred to construct-evict-build. In such cases, construction begins in an area known as complementary plot to which all of the local residents move. Only then is the building demolished and the new buildings constructed in their stead. In this way, tenants don't have move twice and it significantly shortens that period of uncertainty involved in carrying out the project.

The possibility of moving before the demolition has significant social consequences for residents who are fearful of having to move several times and the lack of certainty over the length of the construction period.

Does the project include construction of the renewed apartments (or part of the renovated apartments) before the building is demolished?

Yes	2.25
Not relevant	2.25
No	0.00
Level of expertise needed to answer the question	Very low level of expertise
Sources of verification	Project documents, an agreement with tenants, a document from the developer outlining the project
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	Relevant for <i>Demolish-Construct</i> schemes
UN SDG alignment	 

Question 31: Support for vulnerable groups

There are particularly vulnerable populations that in some cases need intensive 1-on-1 support throughout the urban regeneration process. For example, elderly residents, people with severe cognitive or physical disabilities, etc. 1-on-1 support provided by a professional with a relevant therapeutic background who is also familiar with urban regeneration can act as a case manager for a tenant in need. Direct assistance can be provided throughout the length of the project and may include:

- Providing information and explanation about the urban regeneration process and its implementation;
- Assistance in understanding documents that have implications on the tenant's wellbeing, including legal documents and agreements (in cooperation with the lawyer representing the homeowners);
- Mediation and coordination on issues related to guardianship or decision support;
- Mediation of issues having to do with family ties to the related property;
- Assistance in looking after the tenant's physical needs during the relocation and/or during the construction and/or move in period. In general, help in finding an apartment and getting acclimated to the new environment;
- Assistance exercising rights vis-à-vis authorities regarding the urban regeneration project;
- Referrals to additional professionals, as needed.

Does the project employ a qualified professional who can provide direct assistance to vulnerable populations?

Yes	2.25
No	0.00
Level of expertise needed to answer the question	Low level of expertise
Sources of verification	<ul style="list-style-type: none"> • The identification of vulnerable populations should occur during the social needs assessment • To assess whether the project employs a person qualified to provide direct assistance, expect to find this information in documents provided by the developer outlining the project
Limitations in light of the project phase	None
Limitations in light of the project scheme	None
UN SDG alignment	

Question 32: Communal Institutions

Multiple interests and potential tensions while structuring an urban regeneration project, dispersal of the tenants during the rental period while construction is taking place, physical changes in residential buildings and public space and the significant change in the composition of the population, are just some of the factors that stand to negatively affect the strength and cohesion of the local community in an area undergoing urban regeneration. In addition, the economic apparatus underlying urban regeneration in Israel means that the demographic composition of the community is likely to change. In practice, the rate of returning tenants is typically low compared to the number how come to live in the renovated apartments.

These circumstances may lead to alienation between old and new tenants, and eventually to the displacement of long-standing, older tenants due to dissatisfaction with the new community or their inability to find their place in it. Urban regeneration in Israel is focused on making physical and economic improvements and tends not to address the social and communal risks of various schemes, such as preserving the social capital of the existing community and building cohesion in the new one.⁴⁸

The next question seeks to examine the measures the project developers take or intend to take in order to encourage cohesion and maintain the strengths and social ties in the existing community.

Does the project include financial support for public institutions, programs, or community organizations that aim to have an impact on the communal life of existing residents?*

Yes	3.00
No	0.00
Level of expertise needed to answer the question	Low level of expertise
Sources of verification	Project documents, the project budget, a document from the developer outlining the project
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	None
UN SDG alignment	

* For example, a community or cultural center or a prayer or religious center. The investment can go towards supporting the physical infrastructure, or activity and can be made by the developer or by an external public or philanthropic donor, and thus facilitated by the project.

Question 33: Community Support Once the Units are Occupied

A community worker who specializes in community building processes can assist veteran tenants acclimate in the renovated neighborhood and encourage community cohesion among the old and new residents once the units are occupied project, and in doing so, encourage the creation of new social ties and activities that will add new content to the lives of the returning residents. The expectation is that the community will require ongoing assistance for at least two years after the units are populated.

Will the project employ a community worker who specializes in community building processes for for a period of at least 2 years after the project's occupancy period?

Yes	3.00
No	0.00
Level of expertise needed to answer the question	Very low level of expertise
Sources of verification	Project budget, a document from the developer outlining the project
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	None
UN SDG alignment	

Question 34: Representation of Veteran Tenants in Decision Making Processes

The multiplicity of interests in urban regeneration may cause certain groups to be excluded from the process. One way to ensure the stage for diverse voices and ensure that the needs and desires of veteran tenants are expressed is by fostering high levels of involvement of local bodies such as tenant organizations or neighborhood committees. It is important that the local body be democratically run and ensure equal representation and voices in the decision-making processes of the residents.

Is the project in continuous contact with tenants' groups/committees, local nonprofits in which the veteran tenants are represented and have the right to vote on decisions that are made within the scope of the project?

Yes	3.00
No	0.00
Level of expertise needed to answer the question	Medium level of expertise
Sources of verification	A document from the developer outlining the project
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	None
UN SDG alignment	



Social Mix

This category includes 3 questions:

- 35 Types of Proprietary Holdings (rent, ownership, etc.)
- 36 Availability of Small Units
- 37 Availability of Very Small Units

Background

The Social mix is defined as the combination of social groups in residential neighborhoods with an emphasis on characteristics such as household composition, age, socio-economic status, religion and cultural / ethnic origin. The social mix is credited with positive social impacts, and among other things it is considered a means of reducing concentrations of poverty that have very high social and economic costs,⁴⁹ and to expose lower-class people better opportunities, thus increasing opportunities for social mobility and promote equality and a fairer distribution of public resources.

Also, social mix is perceived as a means of building community resilience and relieving tensions between groups, and as a way to correct discrimination of groups on cultural, ethnic or economic grounds.⁵⁰ There is a direct connection to a mixed and diverse community and the extent to which different types of housing, such as apartments of different sizes, or apartments of different proprietary holdings, are integrated into the project.

שילוב מגוון חזקות

Question 35: Types of Proprietary Holdings (rent, ownership, etc.)

Intentionally including holding types increases the different types of housing and is likely to provide options suitable for households from the diverse socio-economic groups, compositions, and ages.

Will the project make available at least three different holding types?

Such as: ownership, personal rent, long term rent, affordable rent, public housing, communal living, student dorms, convalescent homes, housing for marginalized groups*

Yes	3.50
No	0.00
Level of expertise needed to answer the question	Low level of expertise 
Sources of verification	Project documents, the business plan, a statement from the developer / designer / advisor
Limitations in light of the project phase	None
Limitations in light of the project scheme	None
UN SDG alignment	

* Communal housing – a form of housing the includes communal or shared spaces where services are provided jointly, more than is usual in standard forms of housing.⁵¹

* Assisted living – a room or system of rooms that is part of an existing housing unit which can be used as a separate household. The assisted living can be flexible in the number of housing units and allows its adaptation to the changing needs of a household.⁵²

A mix of diverse apartment sizes that includes small apartments

Setting the apartment size is a key tool for influencing the character of the neighborhood and its population, and a mix of different apartment sizes allows for opportunities. Housing for buyers and tenants with diverse abilities and characteristics. In Israel, there is a gap between the size of the housing units that are actually built and the characteristics of most households, while in recent decades the trend of building large housing units has increased, and very few small and very small apartments are being built.

In 2017, 22% of households in Israel were one-person households and 29% of households contained two people.⁵³ At the same time, out of all construction starts in 2018, only 5.5% were housing units with 1-2 rooms, and 7.3% were 3-room housing units.⁵⁴ The most common consideration in urban regeneration plans for apartment owners is based on increasing apartment space. Therefore, the implementation of urban regeneration plans is expected to increase the area of existing dwellings, which may lead to a reduction in the scope of small housing units in the renewable area. To address the gap described, provisions have been incorporated into the Planning and Building Law that encourage and even require the integration of small housing units in new construction and urban regeneration. Among these provisions - it is mandatory to incorporate in any urban regeneration plan.

With a building density of seven housing units per dunam or more, at least 20% of small housing units (80-55 Sqm).⁵⁵ Due to the minimum threshold of 55 Sqm, this provision does not allow the creation of very small housing units that are necessary as part of a housing mix aimed, for example, at households of one or two people. The following questions refer to the gaps described between housing needs and actual housing inventory, of small apartments and very small apartments.

Question 36: Availability of Small Units

Does the project expand the availability of small apartments in relation to the current number of units?

Small units = up to 80 Sqm

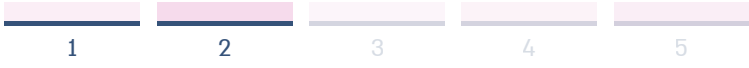

Yes	2.50
No	0.00
Level of expertise needed to answer the question	Low level of expertise
Sources of verification	For information about size of the apartments in the existing buildings refer to the social impact assessment, the property registry or data on file with the municipality; for information about the size of the apartments in the planned build, refer to the project's business plan
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	Not relevant for processes that do not require planning, and which do not change the size of the residential units
UN SDG alignment	



Question 37: Availability of Very Small Units

Does the project expand the availability of very small apartments in relation to the current number of units?

Very small units = up to 30-55 Sqm (or 1-2 rooms)

Yes	2.00
No	0.00
Level of expertise needed to answer the question	Low level of expertise 
Sources of verification	Social needs assessment, permits/information from the municipality
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	Not relevant for processes that do not require planning, and which do not change the size of the residential units
UN SDG alignment	



Environment

This category includes one question:

38 Green Building

Question 38: Green Building

Environmental issues are part and parcel of many of the topics covered in this tool, specifically questions related to quality urban space, and housing quality, which related to design that consider maintenance and energy consumption. As a rule, planning and construction procedures are subject to extensive regulations governing many environmental aspects. At the same time, there is a Green Building Standard in Israel, like standards that can be found among many countries around the world. In Israel the standard is not mandatory for residential construction. This question is premised on Israel's Green Building Standard, which can give an appraisal of the environmental impact of a residential project.

Is the project designed based on green building principles, and the buildings will be certifiably green buildings, in compliance with Israel's Green Building Standard 5281?⁵⁶

Yes	7.00
We intend to comply with the Standard in the future	1.75
No	0.00
Level of expertise needed to answer the question	<p>Very low level of expertise</p> <div> <div>1</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> </div>
Sources of verification	Project documents, official opinion from a green building advisor
Limitations in light of the project phase	Requires a detailed level of planning
Limitations in light of the project scheme	None
UN SDG alignment	<div> <div>7 AFFORDABLE AND CLEAN ENERGY</div> <div>11 SUSTAINABLE CITIES AND COMMUNITIES</div> <div>13 CLIMATE ACTION</div> </div>



Environment

This category includes 2 questions:

39 Upgrading Local Commercial Areas

40 Work Conditions

Background

Developing & strengthening the local economy are seen as an integral part of good urban regeneration processes. The topic comes up in all the indicators we examined for assessing urban regeneration. Relevant metrics refer to a variety of actions to strengthen the local economy such as supporting local businesses, ensuring an equal distribution between local businesses and corporate franchises,⁵⁷ Linking commerce to local needs, increasing the number of local businesses,⁵⁸ and creating jobs for local residents. It should be noted that the involvement of projects in the local economy is not typically part of urban regeneration schemes in Israel. These schemes typically focus solely on developing residential property.

Question 39: Upgrading Local Commercial Areas

This question refers to an investment in the development and upgrading of a local commercial area, including a local business complex or stores at street level in a building with mixed uses. The question focuses on investments and/or support for small, privately owned local businesses (as opposed to corporate franchises).

Does the project feature improvements to local retail/commercial space or support to local enterprises?*

Yes	2.00
No	0.00
Level of expertise needed to answer the question	Medium level of expertise 
Sources of verification	Project budget, business plan
Limitations in light of the project phase	A minimum level of planning is required
Limitations in light of the project scheme	Not relevant for very small projects
UN SDG alignment	

* Investment qualifies as funding to build or refurbish commercial buildings, space, and/or open spaces adjacent to the commercial area, loans to support local businesses, mentoring and/or training support. The investment can be made by the developer or by an external public / philanthropic / private body in coordination with the project.

Question 40: Working Conditions

Among impact investors, there is an expectation that real estate developers, contractors, and construction firms will take steps to ensure hired parties demonstrate good practice on topics related to health and occupational safety. The issue is specifically important in Israel where workplace fatalities are among the highest in the world, according to the results of a 2018 study.⁵⁹ Local requirements for construction worker safety are outlined in Work Safety (Construction Work) Relations 5748 – 1988 by the Ministry of Labor, Social Affairs, and Social Services, and are available on the website of the Israeli Institute for Occupational Safety and Hygiene, which outlines laws and obligations for the construction sector. To date, ISO 45001 is the industry standard for organizations wishing to demonstrate their commitment to providing safe and healthy working conditions, including preventing work-related injuries and ill health.⁶⁰ An organization that is committed to creating healthy and safe work environments for their employees.

Which of the following statements aligns most closely to your commitment to upholding health and safety on the construction site?

We only work with contractors & construction firms that carry ISO 450001 – Occupational Health and Safety Management Systems	2.00
We do not have a formal policy mandating compliance with ISO 45001, but we monitor safety indicators at the construction site (e.g. firms' incident and fatality rates for direct and contract employees), and/or consider occupational safety compliance when deciding whether to hire a contractor and construction firm	1.00
We do not currently consider a firm's commitment or record about upholding occupational safety standards	0.00
Level of expertise needed to answer the question	Very low level of expertise <div>12345</div>
Sources of verification	Ask to see the developer's social and/or corporate governance policies, part of their ESG policy, if have one
Limitations in light of the project phase	None
Limitations in light of the project scheme	None
UN SDG alignment	

Appendix A: Impact Investing in Real Estate and Urban Regeneration

Impact investments are made in all sectors that have the potential to generate measurable positive social and/or environmental impact, and property is no exception. Related impact investments in the field include real estate, regeneration, and urban and community (re)development. The Global Impact Investment Network (GIIN) is the leading standards setting body for impact investing. The GIIN defines the core characteristics of impact investing, and their research reports and annual investor survey provide thought leadership and key market insight on current practices among investors in the field. According to the GIIN's core characteristics, investors and investees should have a clear idea about the positive impact(s) they're looking to generate through the investment; this is commonly referred to as investor intentionality. The investment should look to generate a positive social and/or environmental impact alongside a financial return. Investors and investees are advised to integrate data and/or evidence to gauge the likelihood of future potential impact and monitor and measure the impact performance once the investment is made.

Suggested Best Practices for Investors

Impact Best Practices:

	Investors	Developers
Pre-investment	<ul style="list-style-type: none"> Identify the existing problem and the outcome(s) you seek to generate Outline a list of goals that contribute to achieving the main outcome or aim Assess projects that contribute to these goals: Conduct due diligence to better understand what impacts are likely to occur and well as the practices the developer will take to generate the impact. This also includes noting information on potential risks, including the risk that the intended impact may not be achieved. This process involves gathering information from the developer and verifying its validity and accuracy 	<ul style="list-style-type: none"> Identify the existing problem and the outcome(s) you seek to generate Outline a list of goals that contribute to achieving the main outcome or aim Provide information to investors about the nature of the impact that will be generated and the practices in place to ensure positive impact occurs as planned
Post Investment	<ul style="list-style-type: none"> Gather periodic performance data from developer and project partners Engage with developers to mitigate risks and potential challenges 	<ul style="list-style-type: none"> Gather and report performance data from direct users/beneficiaries and the broader stakeholders (E.g. public entities, members of the local community, suppliers, etc.) Based on performance data, adjust activities to optimize positive impact



Impact Investor Profiles

There is considerable impact investment activity in the real estate sector as well as specific opportunities to promoting urban regeneration, especially in Israel. Within the practice of impact investing in real estate there are several models and approaches with different risk and return profiles and different overall goals (E.g. affordable housing, inclusive housing, reducing climate impacts, economic development, urban regeneration, among others) Below we profile three impact investors, each operating through a different investment model and pursuing varied strategies. We hope that through greater awareness and understanding of these models we can influence and inspire local actors to adopt similar practices and impact agendas.

Philanthropic Foundation

The MacArthur Foundation's Window of Opportunity Initiative is an example of a charitable foundation that pursued a multi-level ecosystem development strategy blending grant making and PRI investments to stimulate and promote market development, fostering supply, demand, partnerships, and legislation.

Founded in 1970, the **John D. and Catherine T. MacArthur Foundation**, based in Chicago, has practiced impact investing since 1983. The MacArthur Foundation's impact investment strategy seeks to provide catalytic capital to mission-driven organizations working to address social and environmental challenges. Alongside a set of specific objectives and funding priorities, the foundation focuses its efforts on improving the challenges laid out in the UN Sustainable Development Goals.⁶¹ To date, the Foundation has invested nearly \$500M in 250 deals providing debt, equity, deposits, and guarantees through special purpose funds, for profit businesses, and nonprofit organizations.

As part of its impact investing strategy, the MacArthur Foundation launched Window of Opportunity in 2000, a 20-year initiative that aims to facilitate the preservation of low-cost, multifamily rental housing at scale across the country.⁶² The program pursued an ecosystem approach by funding affordable housing owners as well as nonprofits, advocacy organizations, and interagency partners to improve funding, regulation, and the legal context for the preservation of affordable housing. The program disbursed \$187M in grants and loans (158 grants and 48 Program Related Investments (PRIs)).

Financing provided by the project included:

- 7-10-year PRIs (unsecured debt) with interest rates of 1-3% for 30 mission-driven housing developers and public sector preservation initiatives with a goal of improving at least 300,000 affordable rental homes.
- Seed investment in 20 special purpose vehicles (loan funds) and financial intermediaries in order to bring in new sources of capital from the conventional market

- Operating and research grants for nonprofits, including advocacy and tenant's rights organizations and local partnerships for policy analysis and research, peer networks and convenings .
- Grants to organizations to develop business practices and tools (databases, energy efficiency practices, cost effectiveness calculators, research, etc.).

Impact Fund Manager

The Bridges Fund Management case illustrates the practices of an impact investor with a property investment strategy. Bridges Fund Management integrates impact considerations into every stage of its investment process, from deal sourcing, all the way through to performance management and exit.

Bridges Fund Management is a specialist sustainable and impact investor that invests through multiple strategies including property, growth business, long term investments and outcomes funds.⁶³ Founded in 2002 in the UK, Bridges invests in solutions that support the transition to a more inclusive and sustainable economy. Established as an impact investment fund, the Bridges Fund Management employs an impact strategy with clearly articulated impact goals, investment and management processes. Bridges is driven by the conviction that “building a better future for people and the planet is also a unique opportunity to create lasting economic value.” As of the release of its 2018- 2019 Impact Report, the fund had raised £1 billion GBP to date.

Across its portfolio, Bridges employs a rigorous due diligence phase. Together with the investee it develops a logic model that outlines the expected impact of the investment. In 2013 Bridges developed an impact assessment framework called with the impact radar which looks at the following dimensions of impact:⁶⁴

- **Target outcomes:** Assesses to what extent the investment's approach to delivering social outcomes is understood and evidenced.
- **Additionality:** Assesses whether the investment's target outcomes would have occurred without investment.
- **Environmental, Social, and Governance (ESG) Factors:** Assesses the potential positive and negative outcomes on all stakeholders. To further assess this element, Bridges uses the [B Impact Assessment](#) to perform due diligence on every potential new investment.
- **Alignment:** assesses the extent to which the business model will produce positive impact aligned with financial return.

Bridges also [uses tools developed by the Impact Measurement Project](#), as and maps its investments to the UN Sustainable Development Goals. Within its property funds, Bridges has raised £508 million GBP and made 50 property-related investments. Bridges invests in real estate solutions that help to reduce carbon emissions, revitalize business and residential spaces and regenerate communities. It typically invests in transitional areas, and seeks to drive value through physical, operational, and environmental improvements.

A key example is its acquisition of Chesterfield House in Wembley, located within one of the top 10% deprived areas of the UK. Seeking to boost the supply of affordable housing and economic opportunity, Bridges Fund Management partnered with HUB, a developer to purchase a vacant property with the aim of turning it into two apartment blocks containing 239 units, half of which will be rented at affordable prices. The project also includes plans for a new community center, public space, retail space, and bike storage. HUB carries out public consultations, community engagement programs, and offers local employment and training across its sites.

As highlighted in its annual important reporting, the fund manager reports on various metrics, including, but not limited to:

- % Reductions in emissions against baselines for all construction projects
- % Waste diverted from landfills during construction
- CO2 saved through renewable and green energy usage across properties

Real Estate Investor that Launched an Impact Fund

The example of Cheyne Capital illustrates an example of an alternative investment fund manager that has pivoted into the impact sector. The fund manager was interested to become an active player in the impact market in order to help meeting an unmet market needs and out of a belief that promoting social alongside financial returns leads to superior outcomes over the long-term.⁶⁵

Cheyne Capital, headquartered in the UK, is an alternative investment fund founded in 1999. The fund specializes in real estate debt, corporate credit, convertible bonds, and equities. Founded as a conventional real estate investor, the fund decided only much later on to integrate impact into the firm's investment strategy. In 2014 Cheyne launched its first social impact fund. To date, the fund manager has raised and managed two social impact funds, the first a £900 million GBP fund which works to tackle housing shortages for disadvantaged groups. The second is a £550 million GBP fund which seeks to deliver over 3,000 new homes. Investors in Cheyne's social impact fund include UK and foreign institutional investors, as well as **Big Society Capital**, the UK's impact investment wholesale fund.

Cheyne's social impact strategy involves delivering social housing, elderly extra care, housing for the homeless, adult social care and supported living for people with physical and / or learning disabilities.⁶⁶ Cheyne partners with councils, housing associations, and charities to fund the development and acquisition of properties, which it then provides on long-dated leases. With the help of an external impact advisor, the UK's **New Philanthropy Capital** (NPC), Cheyne assesses the social impact of its investments, as well as its contributions to the **UN Sustainable Development Goals**, namely to SDG 3 – Good Health and Wellbeing, SDG 10 – Reduced Inequalities, and SDG 11 – Sustainable Cities and Communities.

Appendix B: Sources of Inspiration - Urban Regeneration & Development Metrics



Sustainability



Wellbeing



Resilience

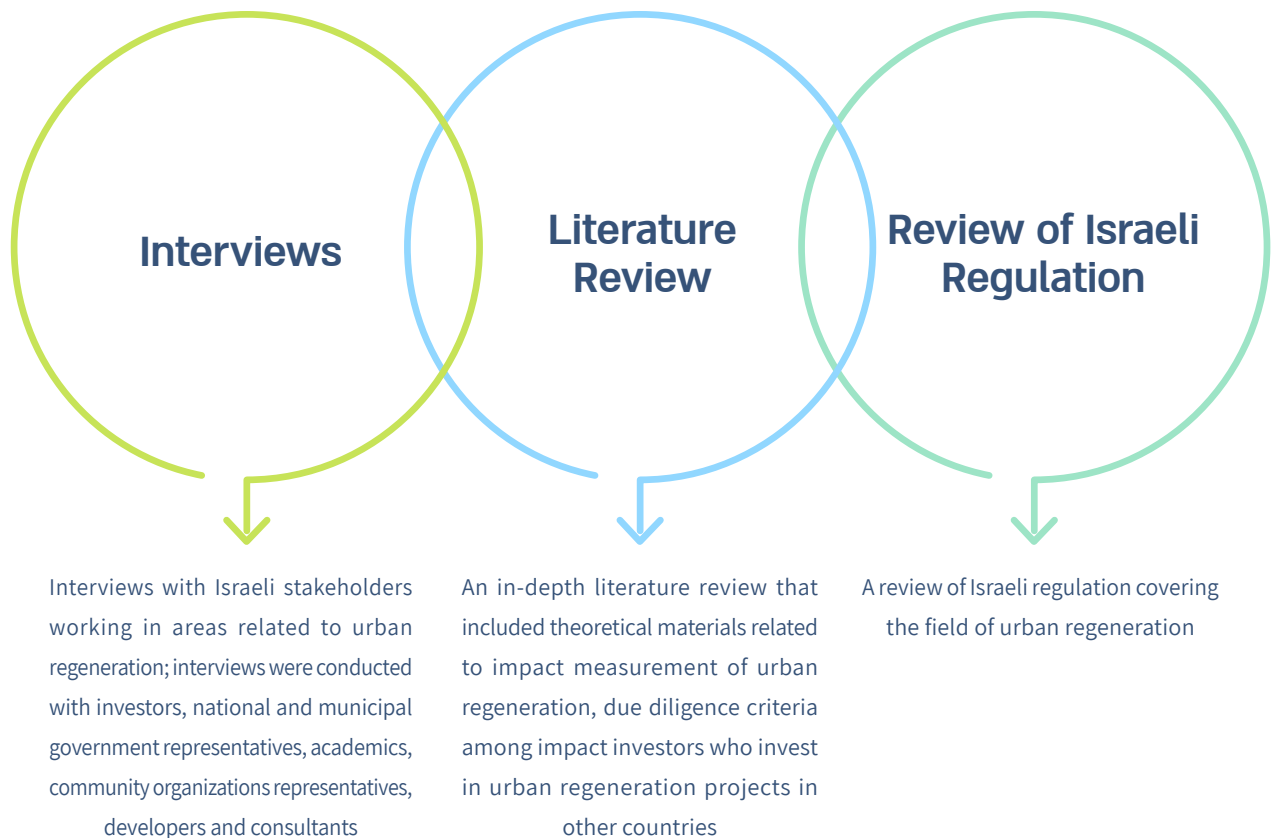
This tool draws inspiration from 3 leading paradigms in the field of urban development - sustainability, wellbeing, and resilience. Each concept represents an entire universe of knowledge and provides different perspectives on measurable objectives pertinent to urban regeneration. Under the conceptual umbrella of each paradigm lies a body of knowledge that examines the social and environmental impacts of urban development, or more specifically, urban regeneration. These paradigms served as valuable reference points from which to develop the tool.

Within the paradigm of sustainability, the UN Sustainable Development Goals (SDGs), particularly Goal 11 – Sustainable Cities and Communities – serves an anchor rooting us in the importance of integrating development principles for the urban environment in a manner that is inclusive of all groups. The tool also derives inspiration from the [United Nations Habitat City Prosperity Initiative](#) which addresses the necessary preconditions for urban prosperity. We consulted Oxford Brooke's University's Institute for Sustainable Development's research, *Measuring Socially Sustainable Urban Regeneration* (2009), which outlines a process for measuring regeneration that focuses on social sustainability and offers categories and indicators that enable practical measurement.⁶⁷ Alongside, we also reviewed AERIS's Community Investment Impact Index, which assesses the impact of impact investments in the field of neighborhood and community development.⁶⁸ We reference the [Neighborhood 360 Index](#) (Hebrew), which was developed by the Israel Green Building Council in collaboration with the Ministry of Construction and Housing and made use of Bioregional's [One Planet Living](#) framework, which offers a list of 10 general categories and examines how sustainability considerations can be integrated into development projects.⁶⁹

Concerning the topic of quality of life, the tool draws inspiration from OECD's Better Life Index⁷⁰ and adaptations made to the metrics by the Central Bureau of Statistics in its quality-of-life surveys.⁷¹ During the development phase, additional frameworks that examine aspects of quality of life were also examined. For example, Footprint, the sustainable investment methodology of the Igloo Fund, and the International WELL Building Institute, whose metrics can be useful for measuring welfare and quality of life in buildings. On the theme of resilience which promotes integrated programs to build disaster management systems, from earthquakes to economic and social challenges, we referred to the 100 Resilient Cities project, which developed a variety of tools for assessing and building urban resilience.

Appendix C: Methodology

This tool is based on three main sources of information:

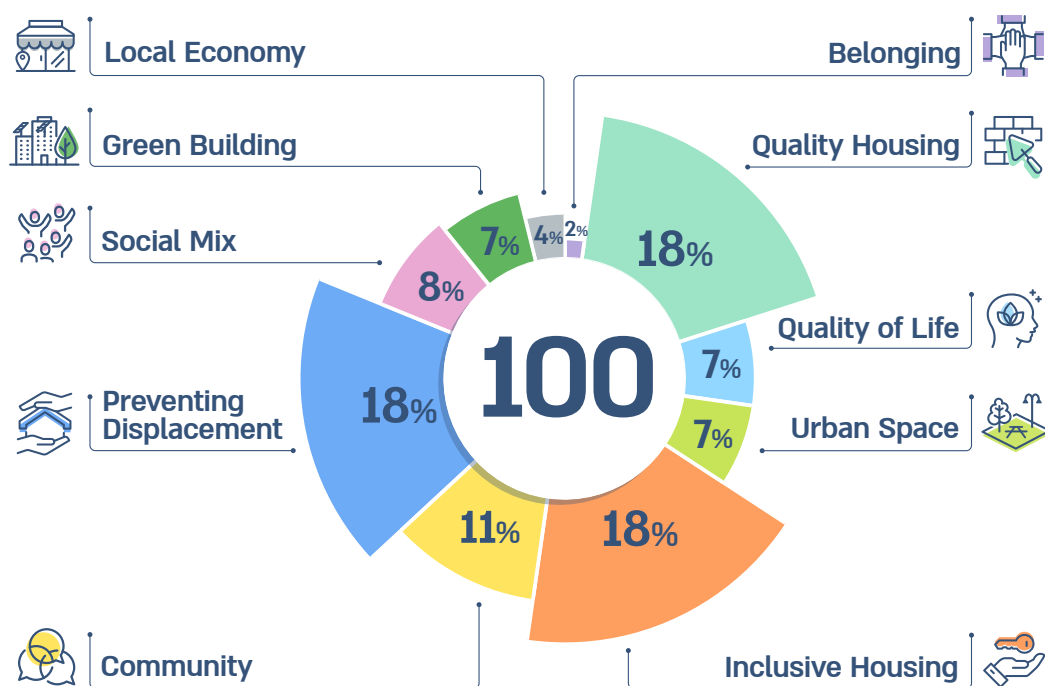


The tool was developed through a 5-step process:



- 1. Assembled a long list of topics:** Based on our analysis of 37 interviews, the project team formulated a long list of topics related to the social impact of urban regeneration.
- 2. Defined categories:** The project team combined similar topics to form 10 distinct categories that form the conceptual structure of the tool. This is shown below. Within in each category, 2-4 subtopics were chosen based on the frequency with which they came up in in the interviews, literature, and frameworks, and regulation.

3. **Drafted questions:** After determining what issues are relevant and grouping them into categories, the team focused on the question of how to assess these issues. We again consulted with the literature and formulated 40 questions, each of which was given a score. Our review of Israeli regulation helped us understand the obligations with which urban regeneration develops must comply.
4. **Developed question scoring:** To develop category scoring, we performed a top-of-mind analysis of the interviews, paying close attention to the topics that came to mind first among interviewees. Responses were analyzed, coded, and grouped according to topic. Their frequency informed the category weights. Initially, this approach yielded a minor distortion favoring the “softer” dimensions of urban regeneration (in other words, topics of great social importance but that won’t necessarily have financial implications on the project). To correct this distortion, we increased the relative share of the score in questions having to do with inclusion. This correction ensures that the tool more accurately recognizes and awards projects that integrate inclusive and affordable housing, a central topic that came through in our interviews and in the literature.



5. **Pilot:** After defining a set of questions, developing up a scoring system, and building a prototype of the tool we conducted a pilot test to sense check the clarity and applicability of our survey questions. During the pilot we received survey responses and feedback from eight impact investors and developers/social enterprises active in the field of urban regeneration. Within the bounds of the pilot phase, we asked for feedback related to various aspects of the assessment process, including technical questions, i.e., the amount of time it took to complete the questionnaire, the availability of information to complete the questions, etc., as well as questions related to the content and its relevance to impact investors, and the score report the developer receives after completing the questionnaire.

Endnotes

User Guide Endnotes

- ¹ 2020 Annual Impact Investor Survey, Global Impact Investment Network. [Available here](#).
- ² State of Israel Decision #2457 (DR/131). February 13, 2017.
- ³ Central Bureau of Statistics. A list of statistical areas within municipalities and local councils is [available here](#).
- ⁴ Alterman, Rachele and Arza Churchman (in collaboration with Meir Garon) (1998). *Density of Housing Areas: A Guidebook for Increasing the Efficiency in Utilizing Urban Land*, Center for Urban and Regional Studies, Technion (Hebrew; 130 pp).
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